



CROWN

ESTATE AGENTS

Burton Street, Pontefract



£700 Per Month



3



1



2



67

This Mid Terrace Property is well located close to local amenities and has easy access to transport links. Within a short distance is two local train stations with connections to Wakefield, Doncaster, Leeds and Sheffield. The rooms throughout the house are ample sized being a perfect family home. Call Crown Estate Agents on 01977 285111, to arrange a viewing!



- Good Size Reception Room
- Extended Kitchen To The Rear
- Separate Dining Area
- Spacious Bedrooms
- Three Piece Family Bathroom
- Low Maintenance Rear Yard
- On Street Parking
- Council Tax band A
- EPC Grade D

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Lounge

12'9" x 15'1" (3.89m x 4.60m)

A good-sized lounge with neutral décor, fitted carpet and a window allowing natural light into the room. There is ample space for seating and everyday living.

Dining Room

10'2" x 14'8" (3.11m x 4.48m)

A separate dining room offering additional living space, with neutral walls and dark flooring. Suitable for a dining table and chairs, making it a practical space for family meals or entertaining.

Kitchen

7'2" x 11'5" (2.19m x 3.49m)

An kitchen to the rear of the property, fitted with blue wall and base units, worktop space and an electric cooker. The room also benefits from a window and a door providing access to the rear yard.

Bedroom 1

12'8" x 15'2" (3.88m x 4.63m)

A spacious double bedroom with neutral décor, fitted carpet and a window providing natural light. The room offers plenty of space for bedroom furniture.

Bedroom 2

7'4" x 10'9" (2.25m x 3.30m)

A second bedroom with neutral walls, fitted carpet and a window.

Bedroom 3

7'4" x 10'9" (2.25m x 3.30m)

A further bedroom with neutral décor and fitted carpet. A versatile space that could be used as a bedroom, study or dressing room, depending on the tenant's needs.

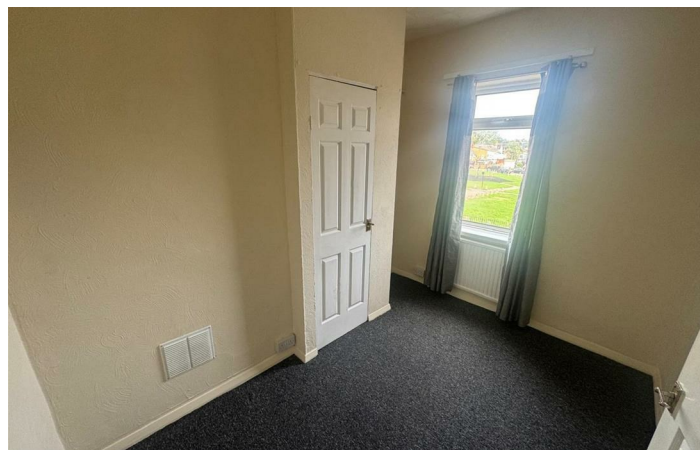
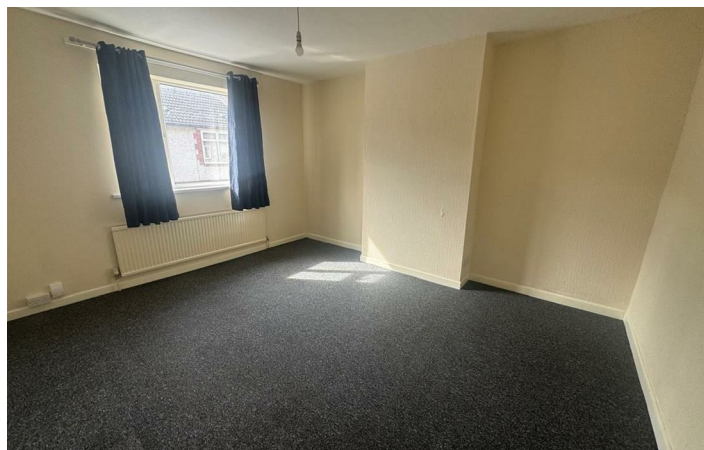
Bathroom

7'0" x 7'5" (2.14m x 2.28m)

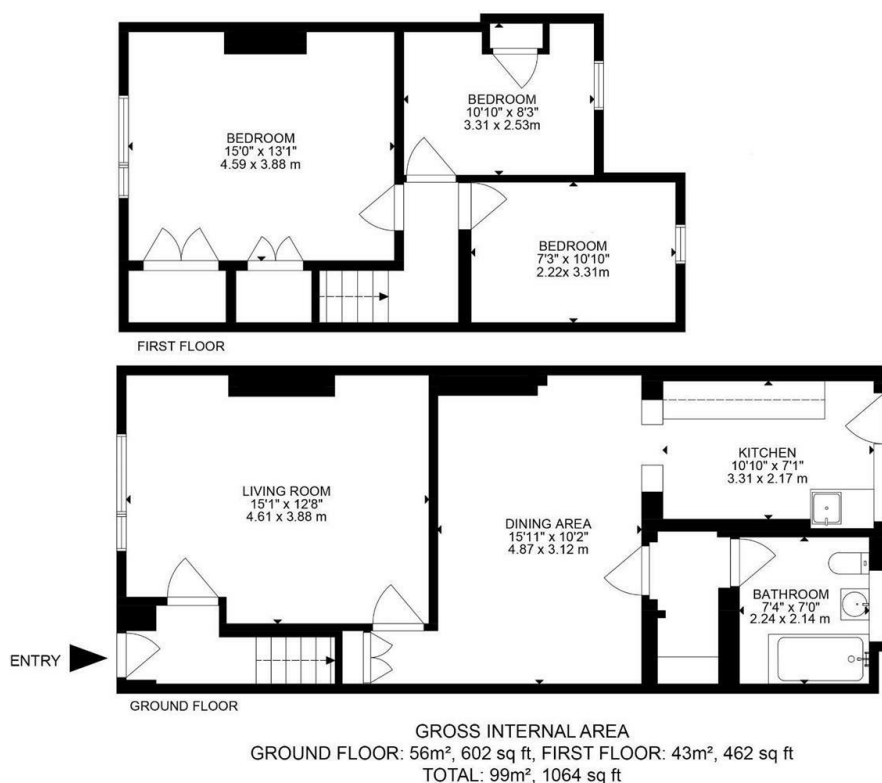
A family bathroom fitted with a three-piece suite comprising a bath, wash basin and WC. The room also benefits from tiled walls and flooring, with a window providing natural light.

External

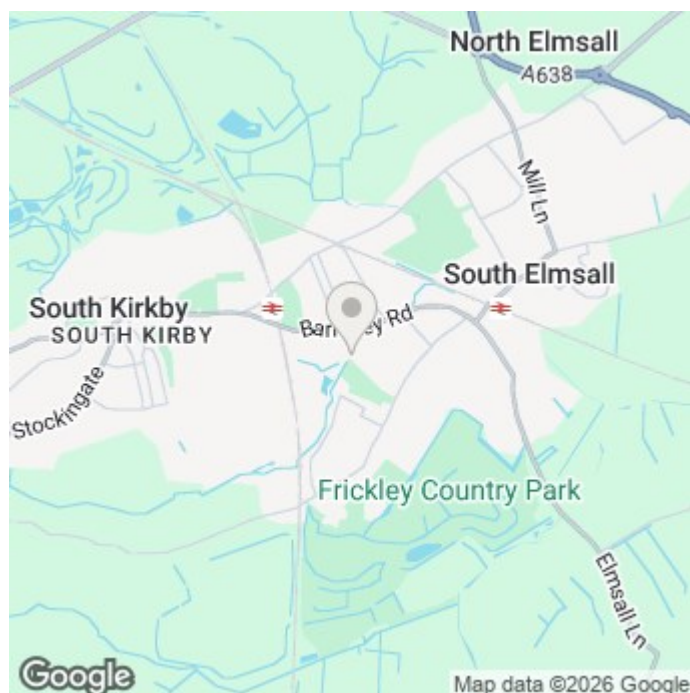
A low-maintenance rear garden with paved areas and a raised decking section, providing useful outdoor space.



Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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