



CROWN

ESTATE AGENTS

Mallard Mews, Pontefract



£60,000



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We present to you this ground floor flat located in South Elmsall, Pontefract. This property offers a wonderful opportunity for investors or first time buyers.

The flat is ideally situated, providing easy access to a variety of local amenities. Whether you are in search of shops, cafes, or recreational facilities, everything you need is just a short stroll away. Additionally, the property benefits from excellent transport links, making it an ideal choice for commuters or those who enjoy exploring the surrounding areas.

This property is not just a home; it is a gateway to a vibrant community. With its prime location and comfortable living space, this flat is sure to appeal to a wide range of buyers or renters. Do not miss the chance to make this lovely flat your new home in South Elmsall.



- Ideal for an investor or first time buyer
- Ground floor flat
- Close to local amenities
- Convenient for transport links
- Nice little town
- EPC C Rating
- Council Tax Band A

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**

Entrance Hall

On entry to this property there is a radiator and a cupboard

Lounge

18'1" x 12'4" (5.53 x 3.78)

This lounge comprises of a bay window to the front, a side window and a radiator.

Kitchen

10'5" x 7'11" (3.19 x 2.42)

This kitchen comprises of an integrated oven with gas hob, there is room for a washing machine with plumbing, the cupboards are all fitted, you have a single sink drainer with a mixer tap, there are work surfaces with tiled surround. A wall mounted boiler is also in the kitchen. You will find a window onlooking the back and there is room for a fridge freezer also and a small breakfast bar

Bedroom 1

13'4" x 12'2" (4.07 x 3.71)

This room is of decent size, has a radiator and a window

Bedroom 2

10'10" x 9'8" (3.32 x 2.97)

A second bedroom, also has a window and a radiator

Bathroom

7'4" x 6'0" (2.26 x 1.84)

This bathroom comprises of low flush WC, wash hand basin, there is a panelled bath with a shower overhead and a shower screen, it has tiled surround as well, a radiator

General Note

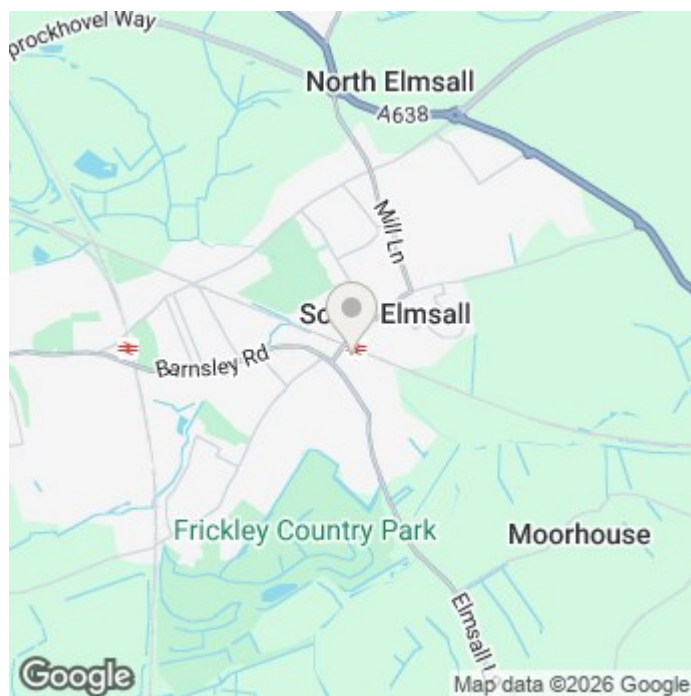
Please be advised that no services have been tested and we cannot comment on the suitability of these



Floor Plan



TOTAL FLOOR AREA: 736 sq.ft. (68.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan compared to the measurements of the actual property, Crown Estate Agents and its agents accept no responsibility for any errors or omissions in the floorplan. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The property, fixtures and fittings shown here are not intended to represent the actual condition of the property. They will remain as is.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(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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