



**Priory Chase, Pontefract WF8 1TH**



**Welcome to**

**Priory Chase, Pontefract**

\*\*\*GUIDE PRICE £110,000 - £120,000\*\*\* Spacious TWO bedroom second-floor apartment with no onward chain in central Pontefract with lounge and Juliet balcony, kitchen, bathroom, entrance hall, and allocated PARKING. Ideal location for modern living with excellent access to local amenities.



### **Entrance Hall**

With a communal door and a gas central heating radiator.

### **Entrance Porch**

With a storage cupboard and a gas central heating radiator.

### **Lounge**

18' 7" x 9' ( 5.66m x 2.74m )

With a UPVC double glazed French doors with Juliet balcony, UPVC double glazed windows to the front aspect and two gas central heating radiators.

### **Kitchen**

9' 7" x 8' 5" ( 2.92m x 2.57m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, a bowl and half sink and drainer, gas hob, electric oven, integrated washing machine, space for under counter fridge, vinyl flooring, tiled splash back, extractor fan and a cupboard housing the boiler.

### **Bedroom One**

10' 5" x 13' 9" ( 3.17m x 4.19m )

With French doors to the front and a gas central heating radiator.

### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, vinyl flooring and a gas central heating radiator.

### **Bedroom Two**

10' 10" x 10' 8" ( 3.30m x 3.25m )

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, panelled bath, tiled splash back, vinyl floor covering and a gas central heating radiator.



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**Welcome to**

## **Priory Chase, Pontefract**

- \*\*\*GUIDE PRICE £110,000-£120,000\*\*\*
- Two Bedroom Apartment
- Second Floor Apartment
- Ensuite To The Master Bedroom
- Allocated Parking Space

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jul 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON118931 - 0006

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