

**Horsefair, Pontefract**

**£600 Per Month**

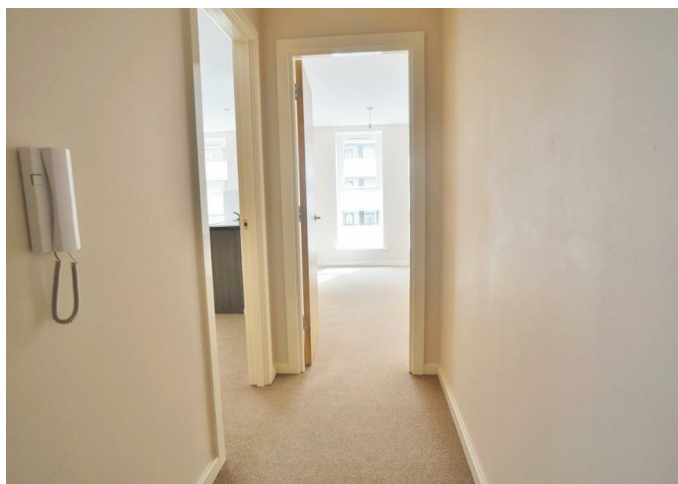
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Located right in the heart of Pontefract Town centre, within walking distance of the Bus Station and Town Centre, this spacious and modern second floor apartment provides easy access to the transport links and everything Pontefract has to offer. No dedicated parking spot. Ideal for a solo occupant or young couple, this amazing apartment deserves a viewing at your earliest convenience.



- Town Centre Location.
- One Bedroom Flat.
- Open Plan Kitchen/Living Space.
- White Goods Included.
- Bathroom.
- Available Immediately.
- Street Parking available between 6pm and 6am
- EPC Grade C.
- Council Tax Band A

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

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

### Entrance Hall

With door entry system and is carpeted throughout.

### Open Plan Kitchen/Living Space

17'3" x 9'3" MAX (5.26 x 2.82 MAX)

With UPVC window overlooking the rear, complete with fridge/freezer, built in oven, electric hob and extractor hood, single sink drainer and mixer tap, modern kitchen units and cupboards, electric storage heater, cupboard housing hot water cylinder and washing machine, and is carpeted throughout.

### Bedroom

13'7" x 8'2" MAX (4.14 x 2.49 MAX)

With UPVC window overlooking the rear, electric storage heater and is carpeted throughout.

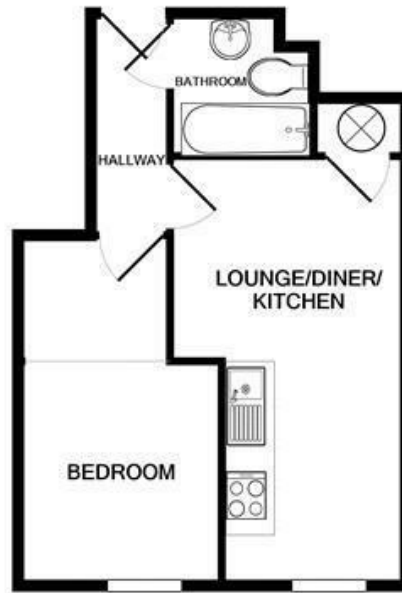
### Bathroom

5'10" x 5'7" (1.78 x 1.70)

The bathroom is complete with panelled bath with shower over, low flush WC, wash basin, heated towel rail and partially tiled throughout.

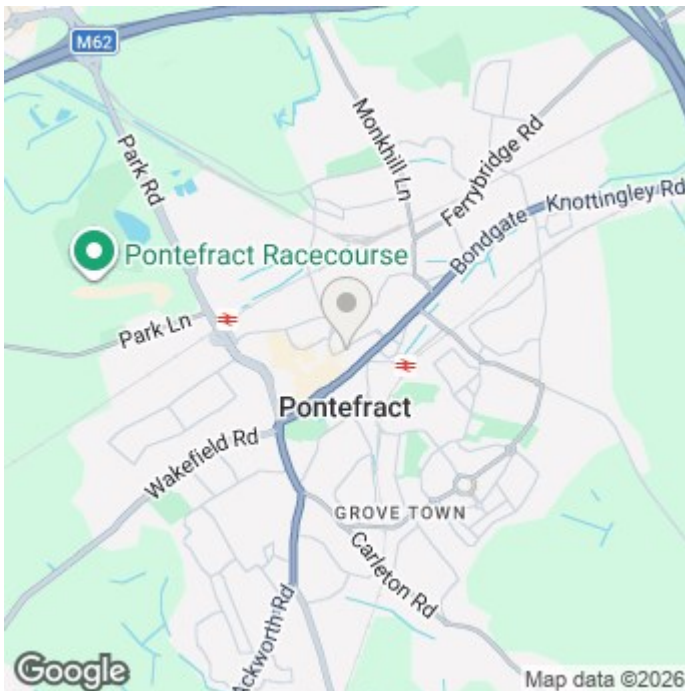


Floor Plan



TOTAL APPROX. FLOOR AREA 325 SQ.FT. (30.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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