

Sandringham Court, Pontefract



£725 PCM



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Found in the sought-after village of Streethouse, this property enjoys excellent access to local amenities, schools and transport links, including nearby road and rail connections.

Offering comfortable, low-maintenance living, it presents an excellent opportunity for professionals and couples seeking a home in a well-connected location.

To arrange a viewing, contact Crown Estate Agents today on 01977 285111!



- Two Bedroomed Apartment
- Open Plan Lounge/Kitchen
- En-Suite Bathroom
- Perfectly Suited to a Single Professional or Couple
- Versatile Second Bedroom – Ideal as a Home Office, Study or Dressing Room
- EPC Grade to follow
- 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

Entrance Hall

Security door and entry system. Gas central heating radiator.

Lounge/Kitchen

16'2" x 13'10" (4.95 x 4.24)

A bright and spacious open-plan lounge and kitchen. The kitchen is fitted with a range of base and wall units with work surfaces and tiled surround. Integrated appliances include an oven, hob and extractor hood, with a fridge and washing machine also provided. The room benefits from a gas central heating radiator and two PVCu double glazed windows overlooking the rear of the property, allowing for plenty of natural light.

Bedroom One

10'5" x 8'7" (3.18 x 2.62 (3.17 x 2.61))

A well-proportioned double bedroom featuring a PVCu double glazed window to the front elevation, a gas central heating radiator, and direct access to the adjoining bathroom, creating a practical en-suite style layout.

Bedroom Two/Study

6'6" x 5'7" (1.98 x 1.70)

A compact second bedroom offering flexible accommodation, equally suited as a home office or study. The room features a PVCu double glazed window to the side elevation and a gas central heating radiator.

Bathroom

7'4" x 6'5" (2.24 x 1.96)

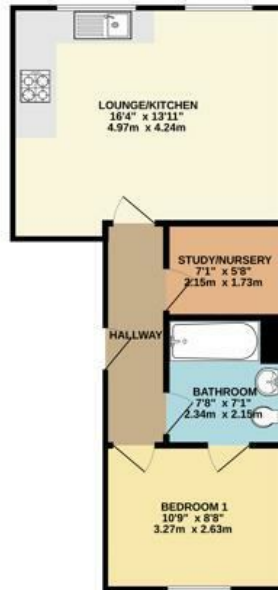
A well-appointed bathroom fitted with a white three-piece suite comprising a low-flush WC, wash hand basin and panelled bath with shower over. Finished with tiled walls and a heated towel rail.

External



FLOOR PLAN

GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA - 488 sq.ft. (45.1 sq.m.) approx.
Before every attempt has been made to ensure the accuracy of the figures contained here, measurements of blocks, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or efficiency on the date shown with design 12/25.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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