

Castle Grove, PontefractWF8 1GW

william h brown

welcome to

Castle Grove, Pontefract

No chain! Two-bedroom top floor apartment close to Pontefract town centre, featuring a living room, kitchen, bathroom, allocated parking and visitor spaces. Ideal first-time buy or investment opportunity.





NO CHAIN. Perfectly positioned within easy reach of Pontefract town centre and its wealth of amenities, this well-presented two-bedroom top floor apartment offers an excellent opportunity for first-time buyers and buy-to-let investors alike.

The accommodation briefly comprises an entrance hall, a spacious living room, fitted kitchen, two bedrooms and a bathroom. The property provides comfortable and practical living space throughout, ideal for those seeking a low-maintenance home in a convenient location.

Externally, the development benefits from an allocated parking space with visitor parking.

Situated close to local shops, transport links and town centre facilities, this attractive apartment combines convenience with excellent investment potential. Early viewing is highly recommended.

Agents Note

Entrance Hall

Living Room
15' 9" x 12' 2" (4.80m x 3.71m)

Kitchen
17' 2" x 7' 10" (5.23m x 2.39m)

Bathroom

Bedroom One
12' 3" x 8' 5" (3.73m x 2.57m)

Bedroom Two
12' 3" x 7' 3" (3.73m x 2.21m)







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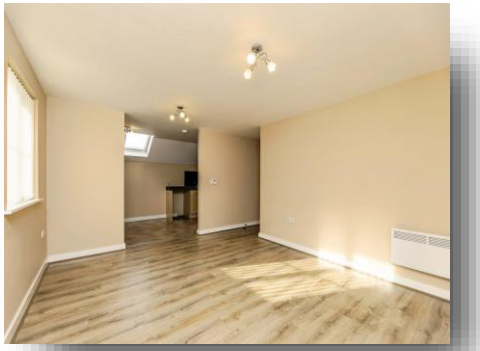
Castle Grove

- Two Bedroom Top Floor Apartment
- NO CHAIN
- Allocated Parking Space
- Visitor Parking
- Close To Town Centre

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 1200.00
Ground Rent: 250.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£105,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
PON118871 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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