CROWN | ESTATE AGENTS

Mallard Mews, Pontefract



£60,000

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2 Mallard Mews, South Kirkby, WF9 2SF We are acting in the sale of the above property and have received an offer of £64,000on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes.



- 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

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







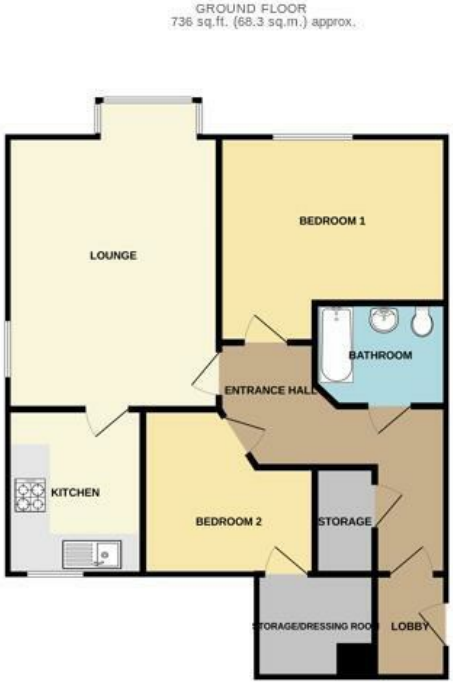




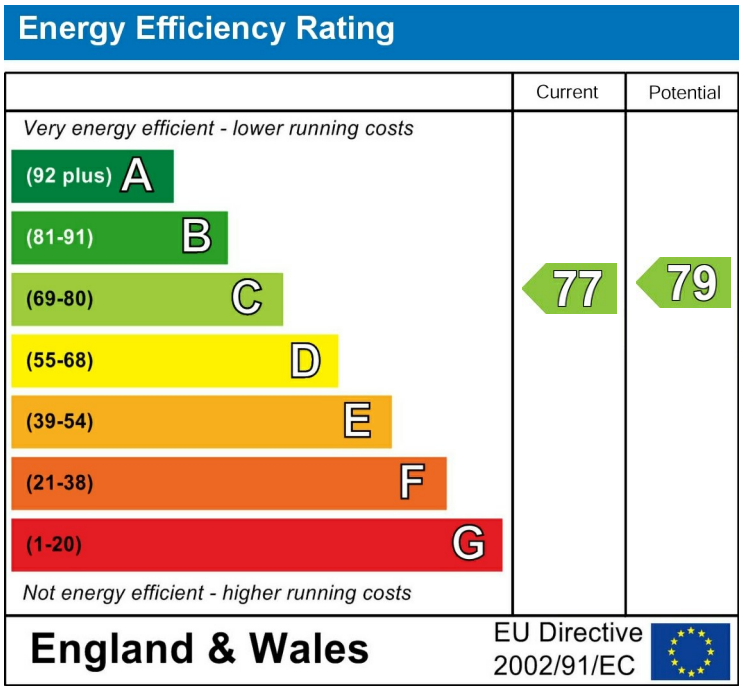


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Floor Plan







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 firms employment has the authority to make or give any representation or warranty in respect of the property.