

## Horsefair, Pontefract



**Offers Over £30,000**



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### \*\*Investment Opportunity\*\*

Crown Estate Agents are pleased to list this modern second floor apartment located in the heart of Pontefract Town Centre. This property is a perfect opportunity for both new investors and those wanting to expand their portfolio. Located close to all major transport links and local amenities it really does tick all the boxes. This property really does deserve a viewing for its full potential to be appreciated.



- Central Town Location
- Open Plan Kitchen/Living Space
- Double Bedroom
- Modern Bathroom
- Neutrally Decorated Throughout
- Double Glazed Windows
- Council Tax Band A
- EPC Grade C.

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 the apartment is carpeted in a neutral tone throughout.

### Open Plan Kitchen/Living Space

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

With a UPVC window overlooking the rear, comes 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

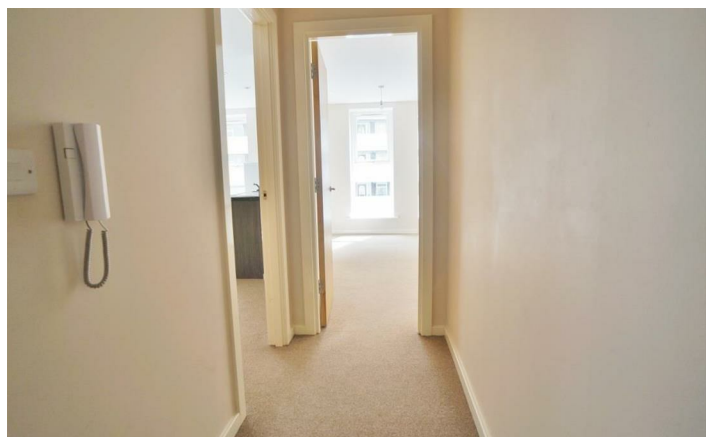
13'7" x 8'2" MAX (4.14 x 2.49 MAX)

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

### Bathroom

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

Complete with a panelled bath with shower over, low flush WC, wash basin, heated towel rail and partially tiled throughout.



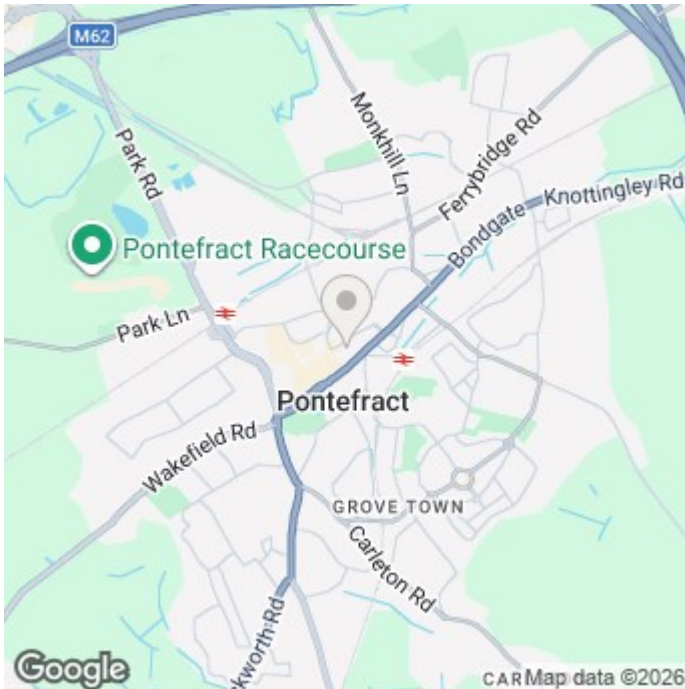


## Floor Plan




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		
<b>England &amp; Wales</b>	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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Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  **CASTLE DWELLINGS**