

Horsefair, Pontefract



Offers Over £30,000



****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

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

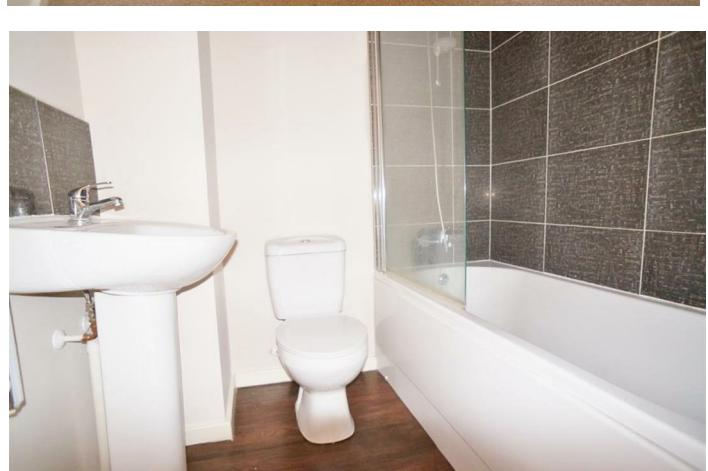
5'10" x 5'7" (1.78 x 1.70)

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

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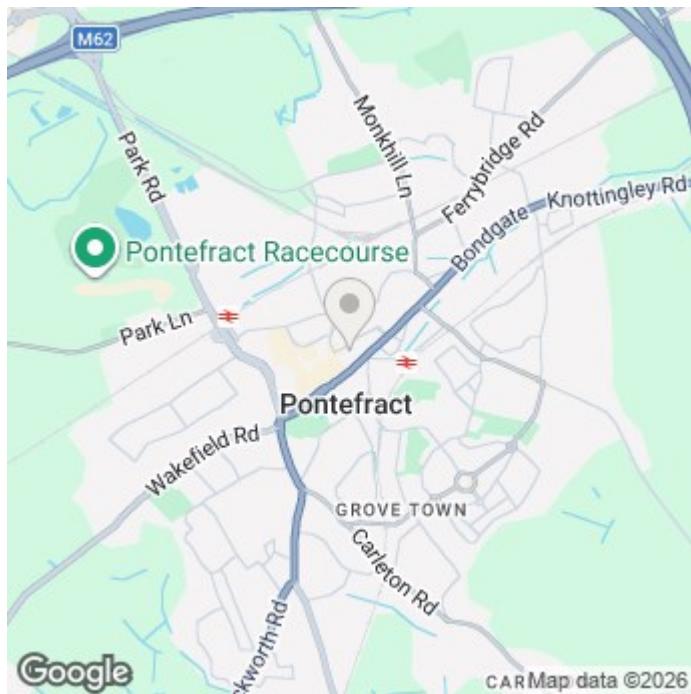
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Floor Plan



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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.

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