



CROWN

ESTATE AGENTS

Close Street, Pontefract



£650 Per Month



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This two-bedroom terraced home is now available to rent, offering a fast move-in! This property features practical living space with a separate lounge and dining room, a fitted kitchen and two bedrooms. The neutral grey décor and fitted carpets create a modern feel, while the rear yard provides additional outdoor space. This property would suit couples & small families alike, contact our office on 01977 285111, to arrange a viewing.



- Two-Bedroom Terraced Property
- Spacious Lounge with Feature Fireplace
- Separate Dining Room
- Fitted Kitchen with Ample Worktop and Cupboard Space
- Two Well-Proportioned Bedrooms
- Rear Yard with Paved Outdoor Space
- Convenient Location
- Ideal for Couples, Small Families or Working Professionals
- EPC Grade D

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Entrance Hall

Lounge

9'10" x 11'10" (3.02 x 3.61)

A welcoming lounge finished in modern grey décor, with fitted carpet, a feature fireplace and a window providing natural light. There is space for comfortable seating, making it an ideal area to relax.

Dining Room

12'11" x 12'11" (3.96 x 3.96)

A generous separate dining room offering versatile living space. Finished in neutral grey tones with fitted carpet, the room provides ample space for a dining table and chairs, or could be arranged to suit a variety of needs.

Kitchen

7'11" x 10'6" (2.42 x 3.21)

A fitted kitchen with light wood-effect cupboards, worktop space, tiled splashbacks and a stainless-steel sink. The room includes a freestanding cooker and benefits from windows allowing natural light into the space.

Bedroom One

11'10" x 13'1" (3.62 x 4.00)

A good-sized double bedroom featuring grey décor, fitted carpet and a window overlooking the surrounding area. There is ample space for a double bed and additional bedroom furniture.

Bedroom Two

8'3" x 13'0" (2.52 x 3.98)

A further bedroom with grey walls, fitted carpet and a window providing natural light. The room offers flexible space for a single bedroom, guest room or home office.

Bathroom

4'6" x 10'3" (1.39 x 3.13)

A family bathroom fitted with a bath, WC and wash basin. The room has tiled walls and dark flooring, with a frosted window providing natural light and privacy.

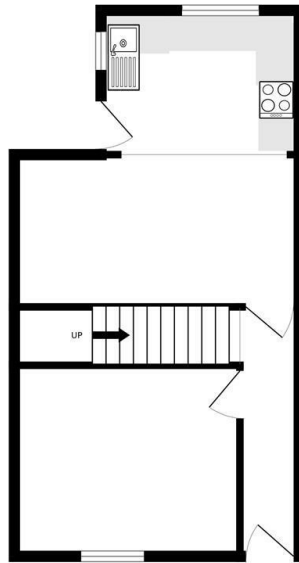
External

The property benefits from an enclosed rear garden.

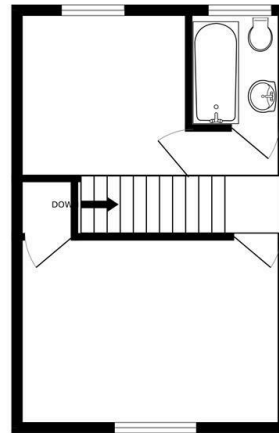


Floor Plan

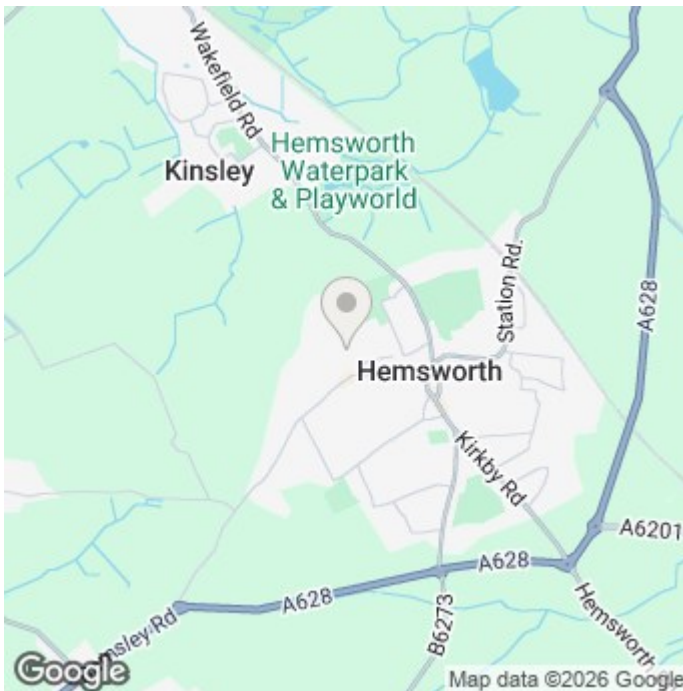
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Made with Mapbox (2020)



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.

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

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