

**Horsefair, Pontefract**

**£600 Per Month**

**1**

**1**

**0**

**80**

Located right in the heart of Pontefract Town centre, within walking distance of the Bus Station and Town Centre, this spacious and modern second floor apartment provides easy access to transport links and everything Pontefract has to offer. Ideal for a solo occupant or young couple, this amazing apartment deserves a viewing at your earliest convenience. No dedicated parking spot.



- Town Centre Location.
- One Bedroom Flat.
- Open Plan Kitchen/Living Space.
- White Goods Included.
- Bathroom.
- Available Immediately.
- Street Parking available between 6pm and 6am
- EPC Grade C.
- Council Tax Band A

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 is carpeted throughout.

### Open Plan Kitchen/Living Space

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

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

### Bathroom

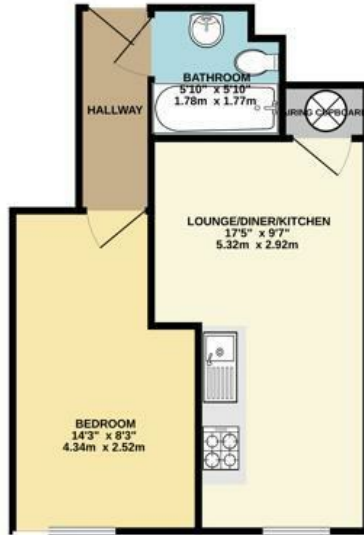
5'10" x 5'7" (1.78 x 1.70)

The bathroom is complete with panelled bath with shower over, low flush WC, wash basin, heated towel rail and partially tiled throughout.



Floor Plan

GROUND FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 325 sq.ft. (30.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, Crown Estate Agents does not accept any responsibility for any errors or omissions in this document. This plan is for illustrative purposes only and should not be used as a basis for any contractual agreement. The actual dimensions and specifications should be based on the actual measurements taken on site. Crown Estate Agents does not accept any responsibility for any errors or omissions in this document. Map data ©2026 Google



**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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