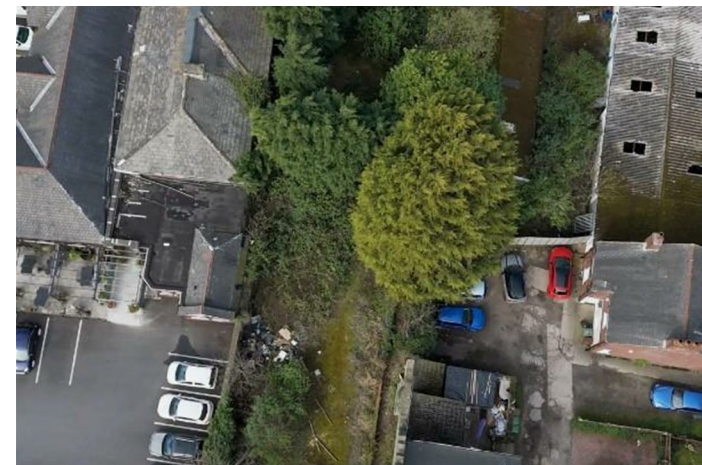




55A NORTHGATE

PONTEFRACT, WF8 1HR

£500,000
FREEHOLD

A prime residential development opportunity in the heart of Pontefract, offering a substantial site with proven planning history and excellent connectivity. Ideal for developers seeking a high-potential scheme in a strong commuter location with scope to enhance and add value.

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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 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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