



CROWN

ESTATE AGENTS

Close Street, Pontefract



£650 Per Month



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A well-presented two-bedroom mid-terrace property situated on Close Street in the popular area of Hemsworth. This home offers comfortable and practical living space. Conveniently located close to local amenities, schools, and transport links, this property is well-suited to couples, small families, or working professionals.



- Good Sized Reception Room
- Large Kitchen
- Two Good Sized Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- EPC Grade To Follow
- Council Tax Band A

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**

Lounge

12'0" x 12'4" (3.67 x 3.76)

Good Sized Lounge, with feature fire place, window to the front elevation.

Kitchen

12'0" x 12'9" (3.67 x 3.90)

Modern fitted kitchen with base and wall units, single sink brainer with mixer taps, built in electric oven and hob with extractor over.

Master Bedroom

12'0" x 12'3" (3.67 x 3.75)

This is a large front facing bedroom with built in storage cupboard.

Bedroom Two

6'4" x 12'9" (1.95 x 3.90)

This is a good sized single bedroom with a window to the rear.

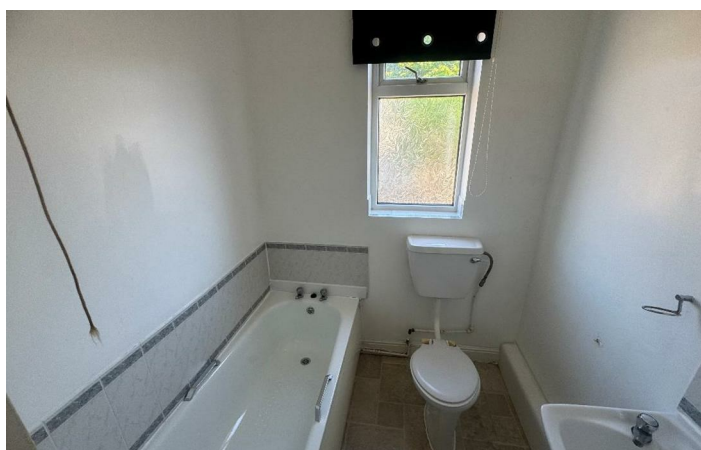
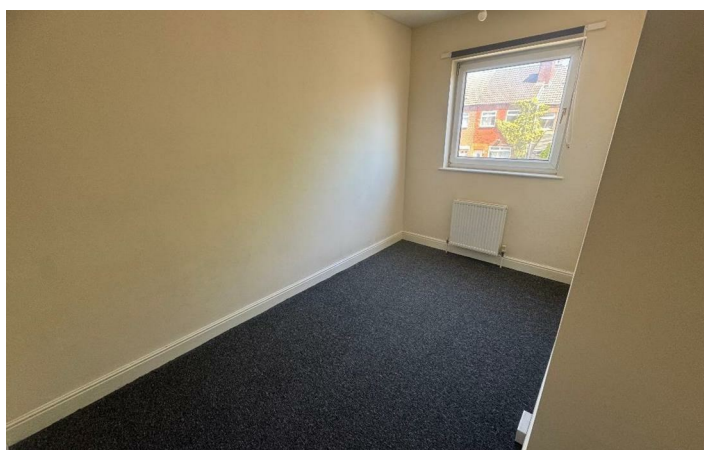
Family Bathroom

5'7" x 9'10" (1.72 x 3.00)

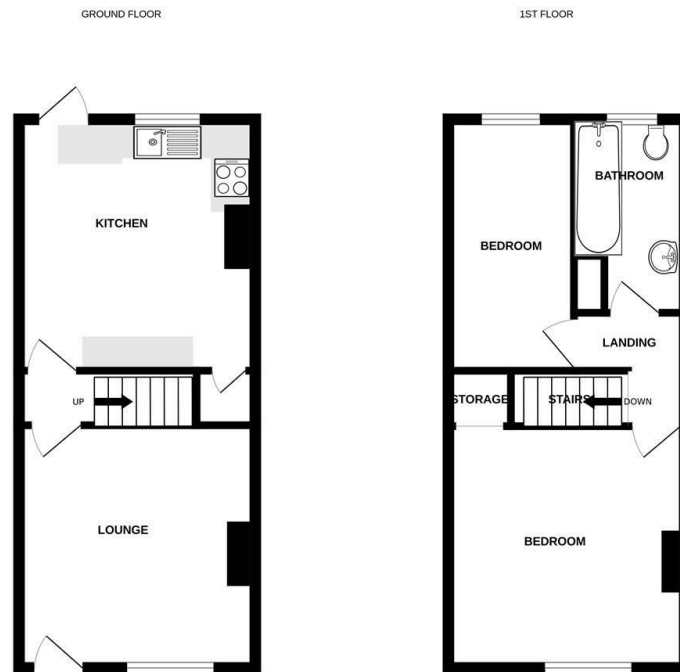
Fitted with a panelled bath, low flush wc, wash hand basin and window to the rear.

Externally

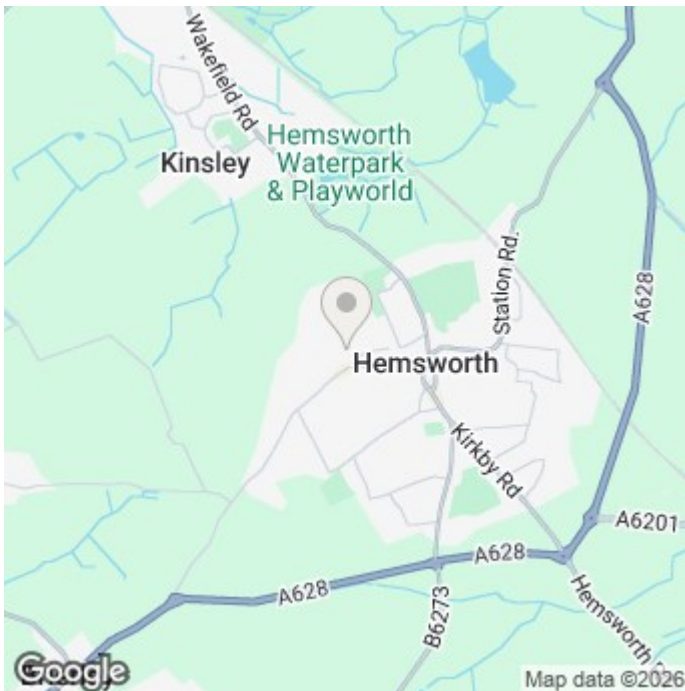
Enclosed rear garden with gated access.



Floor Plan



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 misstatement. 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 operation or efficiency can be given. Made with Mapbox 10/20/21



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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