



CROWN

ESTATE AGENTS

Ropergate, Pontefract



£700 Per Month



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Situated in the heart of Pontefract, this well-presented two-bedroom first floor apartment offers spacious and practical accommodation within easy reach of the town centre. A wide range of shops, amenities, cafés and transport links are close by, making the property ideally placed for everyday convenience and commuting. With a generous lounge, modern kitchen and separate utility room, this property is an excellent choice for professionals and couples alike. Call Crown Estate Agents on 01977 285111 to arrange a viewing!



- Two Bedroom First Floor Apartment
- Spacious Lounge
- Modern Fitted Kitchen
- Separate Utility Room
- Fitted Wardrobes to Bedroom One
- Three Piece Bathroom Suite
- Convenient Town Centre Location
- Close to Local Amenities & Transport Links
- 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

18'10" x 10'0" (max) (5.75m x 3.05m (max))

A generously proportioned lounge enjoying plenty of natural light from windows to both the front and rear. The room features a coved ceiling, wall lighting and central heating radiators, with ample space to create comfortable living and dining areas.

Kitchen

8'1" x 6'5" (2.47m x 1.97m)

A neatly presented kitchen fitted with a range of wall and base units, complemented by work surfaces and tiled splashbacks. Features include a sink and drainer with mixer tap, ceramic electric hob with extractor hood above and a built-in oven.

Utility Room

6'7" x 3'11" (2.01m x 1.21m)

A useful separate utility room with fitted cupboard, work surface and concealed plumbing for a washing machine. Window to the front.

Bedroom 1

8'11" x 7'1" (2.72m x 2.18m)

A well-presented bedroom featuring fitted wardrobes with sliding doors, providing useful built-in storage. Finished with a coved ceiling, radiator and window to the rear.

Bedroom 2

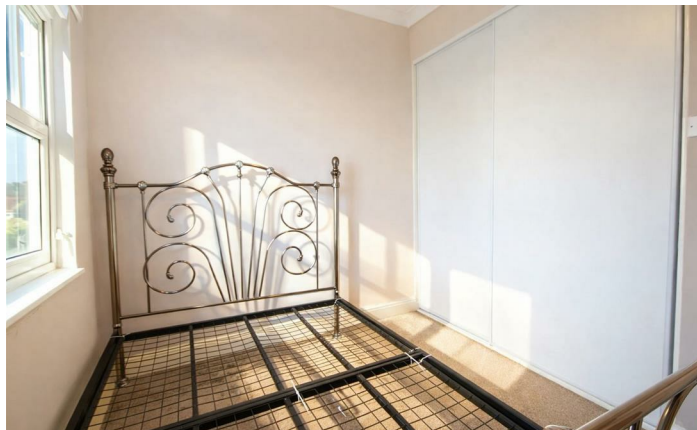
9'3" x 6'0" (2.83m x 1.83m)

A bright second bedroom with a window allowing plenty of natural light, complemented by a coved ceiling and radiator.

Family Bathroom

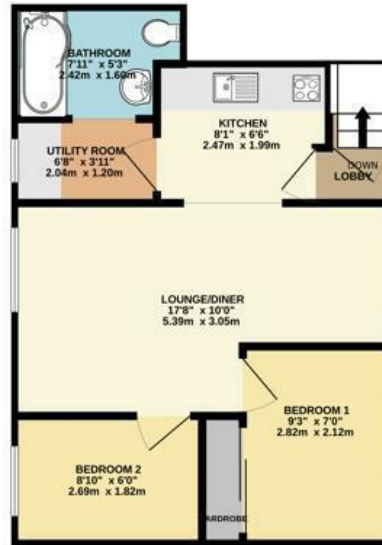
7'5" x 5'2" (max) (2.27m x 1.58m (max))

A well-appointed bathroom fitted with a low flush WC, wash hand basin and panelled bath with shower over. Complemented by tiled surrounds, useful fitted storage and inset ceiling lighting.

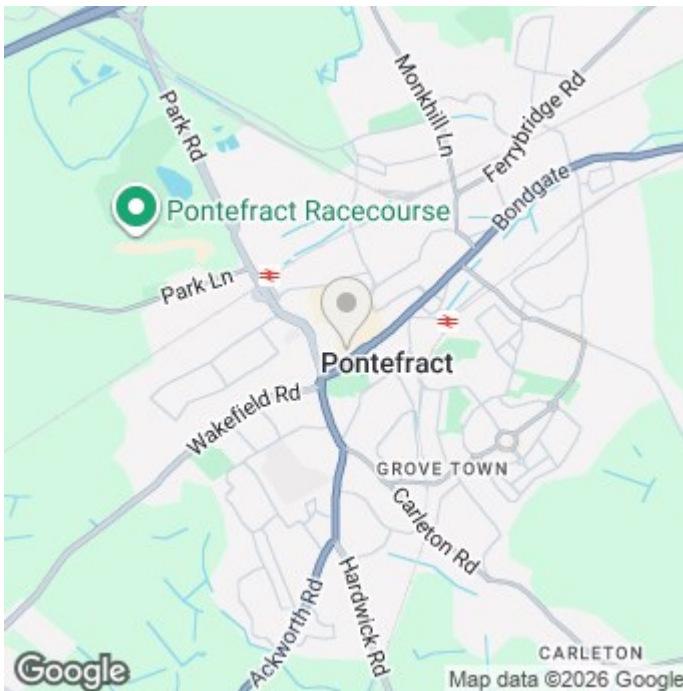


Floor Plan

GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA - 420 sq.ft. (39.0 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. This plan is for illustrative purposes only and should not be used as a basis for any financial or other decisions. The actual layout and dimensions of the property may vary from those shown on the plan. Crown Estate Agents is not responsible for any errors or omissions.



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 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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