

## Mallard Mews, Pontefract



**£60,000**



2



1



1



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We present to you this ground floor flat which offers a wonderful opportunity for investors or first time buyers.

The flat is ideally situated to local amenities and you get the added benefit of transport links as well, ideal for you commuters.

Do not miss the chance to make this lovely flat a place you will call home.



- Ideal for an investor or first time buyer
- Ground floor flat
- Close to local amenities
- Convenient for transport links
- Nice little town
- EPC C Rating
- 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

On entry to this property there is a radiator and a cupboard

### Lounge

18'1" x 12'4" (5.53 x 3.78)

This lounge comprises of a bay window to the front, a side window and a radiator.

### Kitchen

10'5" x 7'11" (3.19 x 2.42)

This kitchen comprises of an integrated oven with gas hob, there is room for a washing machine with plumbing, the cupboards are all fitted, you have a single sink drainer with a mixer tap, there are work surfaces with tiled surround. A wall mounted boiler is also in the kitchen. You will find a window onlooking the back and there is room for a fridge freezer also and a small breakfast bar

### Bedroom 1

13'4" x 12'2" (4.07 x 3.71)

This room is of decent size, has a radiator and a window

### Bedroom 2

10'10" x 9'8" (3.32 x 2.97)

A second bedroom, also has a window and a radiator

### Bathroom

7'4" x 6'0" (2.26 x 1.84)

This bathroom comprises of low flush WC, wash hand basin, there is a panelled bath with a shower overhead and a shower screen, it has tiled surround as well, a radiator

### General Note

Please be advised that no services have been tested and we cannot comment on the suitability of these



Floor Plan

GROUND FLOOR  
736 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 736 sq.ft. (68.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of these premises, walls and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such for any other purpose. The plan, layout and appearance of the premises shown hereon are not intended to be a guarantee. Map and aerials ©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>77</b>	<b>79</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		

**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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