



CROWN

ESTATE AGENTS

Sandringham Court, Pontefract



£695 PCM



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Found in the sought-after village of Streethouse, this property enjoys excellent access to local amenities, schools and transport links, including nearby road and rail connections. Offering comfortable, low-maintenance living, it presents an excellent opportunity for professionals or couples seeking a home in a well-connected location. To arrange a viewing, contact Crown Estate Agents today on 01977 285111!



- Two Bedroom Apartment
- Open Plan Lounge/Kitchen
- En-Suite Style Bathroom
- Ideal Suited to a Single Professional or Couple
- Versatile Second Bedroom – Ideal as a Home Office, Study or Dressing Room
- 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**

Entrance Hall

Security door and entry system. Gas central heating radiator.

Lounge/Kitchen

16'2" x 13'10" (4.95 x 4.24)

A bright and spacious open-plan lounge and kitchen. The kitchen is fitted with a range of base and wall units with work surfaces and tiled surround. Integrated appliances include an oven, hob and extractor hood, with a fridge and washing machine also provided. The room benefits from a gas central heating radiator and two PVCu double glazed windows overlooking the rear of the property, allowing plenty of natural light.

Bedroom One

10'5" x 8'7" (3.18 x 2.62 (3.17 x 2.61))

A well-proportioned double bedroom featuring a PVCu double glazed window to the front elevation, gas central heating radiator and direct access to the adjoining bathroom, creating a practical en-suite style layout.

Bedroom Two/Study

6'6" x 5'7" (1.98 x 1.70)

A compact second bedroom offering flexible accommodation, equally suited to use as a home office or study. The room features a PVCu double glazed window to the side elevation and gas central heating radiator.

Bathroom

7'4" x 6'5" (2.24 x 1.96)

A well-appointed bathroom fitted with a white three-piece suite comprising a low-flush WC, wash hand basin and panelled bath with shower over. Finished with tiled walls and a heated towel rail.

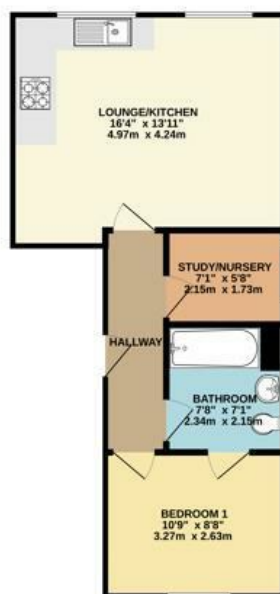
External

Parking to the front.



Floor Plan

GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA - 449 sq.ft. (41.7 sq.m.) approx.

Before every attempt has been made to ensure the accuracy of the floor plan, measurements of all rooms, windows, doors 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 the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their condition or efficiency at the time of the plan.



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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