CROWN | ESTATE AGENTS

# Castle Grove, Pontefract



**£85,000**

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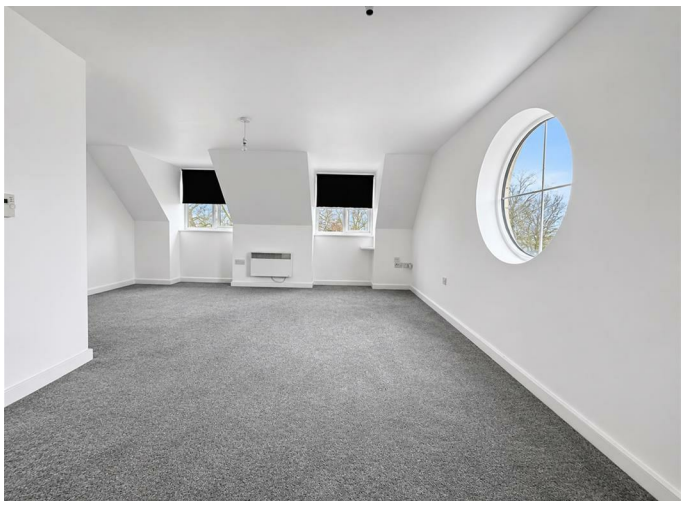
This property is ideal for those looking to expand their investment portfolio, as it is being sold with the tenant in situ, ensuring immediate rental income. The tenant is currently on a six month fixed term agreement with a monthly rental of £700. The location is not only appealing for its residential charm but also for its proximity to local amenities, making it an attractive option for potential renters. With its practical layout and established tenancy, this apartment represents a sound investment opportunity in a desirable area. Don't miss the chance to add this property to your portfolio and benefit from the steady income it provides.



- SOLD with tenants in situ
- Modern Bathroom
- Good Size Lounge
- Double Bedroom
- Tastefully Decorated
- Spacious Living Areas Throughout
- Audio Door Entry System
- Well Maintained Grounds
- Council Tax Band A
- EPC Grade C

## Entrance Hall

Has storage cupboards and a door that leads to the communal landing.

## Lounge (L Shaped)

16'11" x 19'1" (17'0" x 19'2") (5.16 x 5.82 (5.18 x 5.84))

This room is not only spacious, it also has a featured porthole window with two further windows that offer maximum light. There is also access to the loft which has been partially boarded and an opening to the kitchen.

## Kitchen

7'8" x 7'10" (2.34 x 2.39)

This is a modern fitted kitchen which has a range of high and low level units, has a single sink drainer, mixer tap, stainless steel hob, built-in oven and extractor hood, there is plumbing for a washing machine, it also has tiled surround and laminate flooring.

## Double Bedroom

10'5" x 10'11" (10'6" x 11'0") (3.18 x 3.33 (3.20 x 3.35))

This room has a window and there is also an electric heater on one of the walls

## Bathroom

5'6" x 6'5" (1.68 x 1.96)

Fitted with a modern white suite comprising of a low flush toilet, wash hand basin, panelled bath with a shower over, heated towel rail and part tiled walls.

## External

This property is set in well maintained and managed grounds





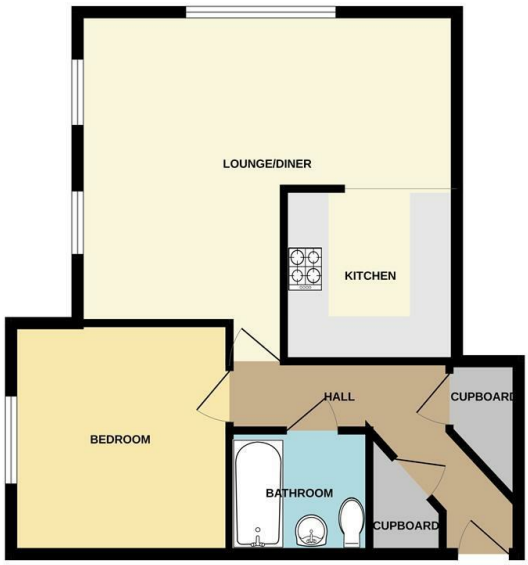






## Floor Plan

GROUND FLOOR




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 mis-statement. 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 operability or efficiency can be given.
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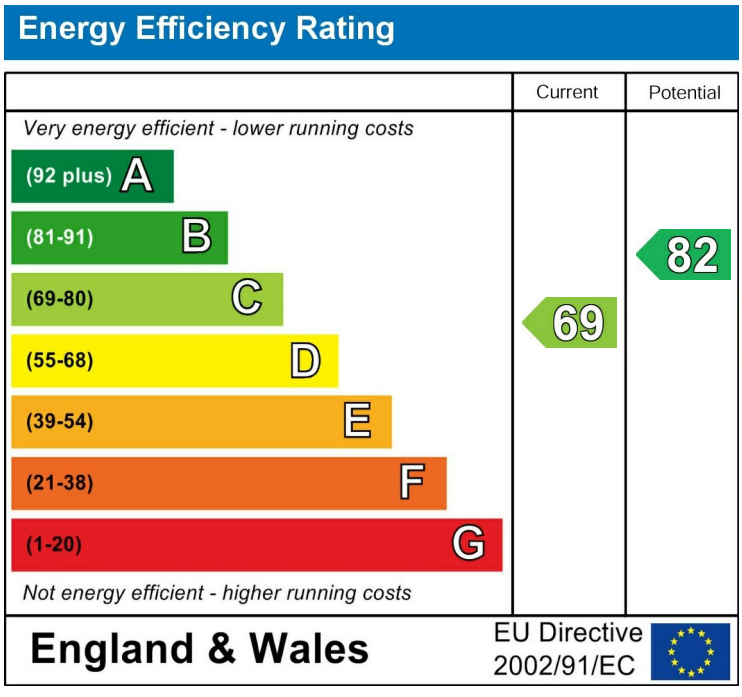


**Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.**

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