



## 2 bed apartment to buy in WF9

North Street, South Kirkby, Pontefract,  
West Yorkshire, WF9 3NL

**£30,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Rental could achieve £550pcm
- ✓ Two Bedrooms
- ✓ Off street parking
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Recently refurbished to a good standard is this two bedroom flat, ideal for the first time buyer to get onto the property ladder or, would make a great addition to a landlords property portfolio.

Entrance Hall, Utility Room, Bathroom, Kitchen/Living area, Two Bedrooms. There is also off street parking.

The property has a new boiler and gas central heating.

Entrance hall 10' 5" x 3' 8" (3.18m x 1.12m) In neutral shades with grey tiling to the floor.

Utility room 5' 10" x 4' 8" (1.78m x 12.4m) Grey tiled floor. Plumbing for washing machine. Radiator with thermostatic valve.

Kitchen/living room 21' 11" x 10' 4" (6.68m x 3.15m) kitchen area

Having a range of new gloss grey and white units with white marbled work surfaces and under unit lighting and 6 spotlights to the ceiling. Stainless steel sink with mixer tap and built in electric oven with a 4 ring gas hob and chimney style extractor above. Grey tiles to the splash back. Built in fridge/freezer. Grey tiles to the floor.

Kitchen/living area living area

Grey tiles to the floor. Grey unit housing a new digital Worcester gas boiler. Window with a grey blind and radiator with thermostatic valve below.. Feature light fitting to the ceiling.

Bedroom one 21' 11" x 10' 4" (6.68m x 3.15m) A good sized room with wood effect lvt flooring. Two radiators with thermostatic valves.

Bedroom two 10' 6" x 9' 10" (3.2m x 3m) With wood effect lvt flooring. Window having a grey blind and radiator with a thermostatic valve below.

Bathroom 5' 10" x 5' 9" (1.78m x 1.75m) Being fully tiled to both walls and ceiling with grey marble effect tiling. Three piece white suite incorporating a low flush wc with hand held bidet sprayer, pedestal wash basin with mixer tap and a paneled bath with a chrome thermostatic rainfall shower and hand held mixer with shower side screen. Chrome towel rail/heater. Mirrored wall cabinet and extractor fan.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 141

Price: Starting Bid £30,000

Property Type: Apartment

Parking: Off Street

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

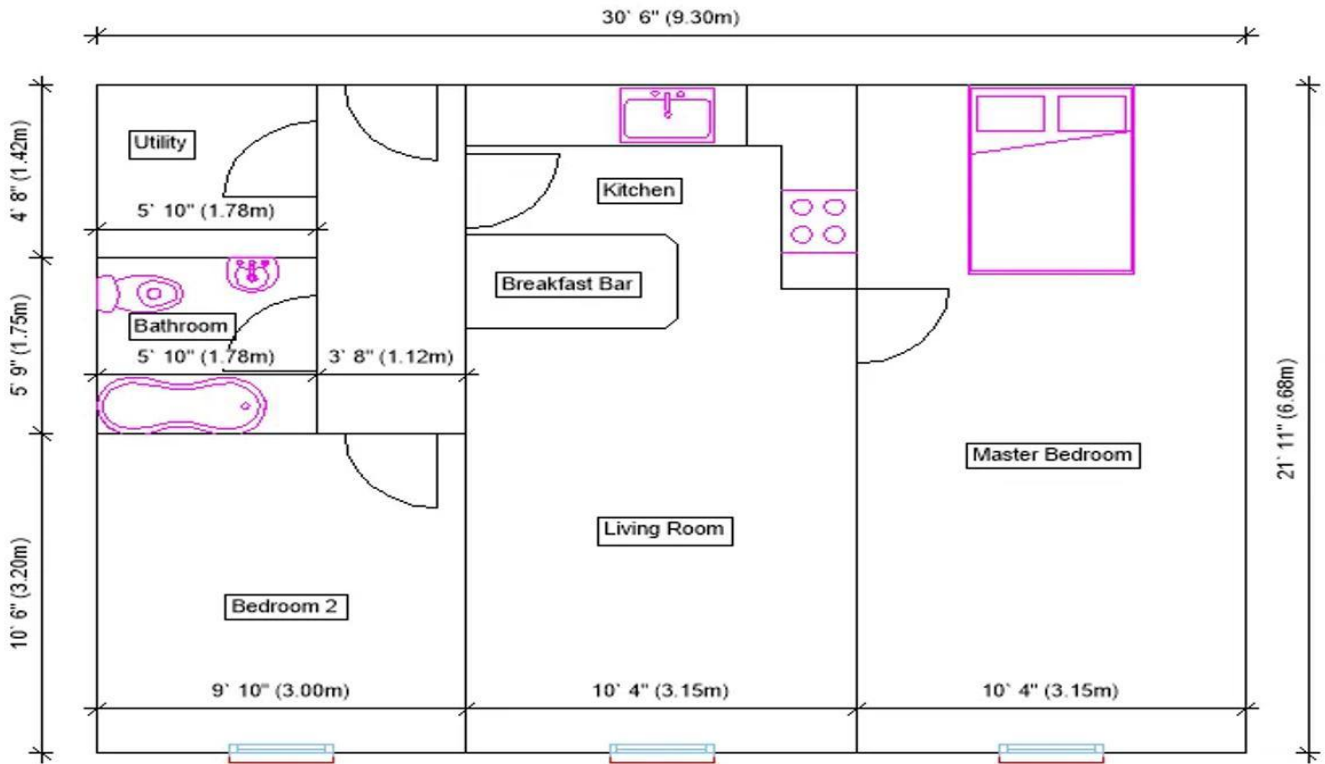
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



12 Carlton House Floor Plan  
 (Area 62.13m<sup>2</sup>)  
 (Not drawn to scale)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

North Street, South Kirkby, Pontefract, West Yorkshire, WF9 3NL

Contact your local branch today for more information on this property:

**7 Bath Road, Hounslow, Middlesex, TW5 9AX, Tel: 02085772777, <https://www.lmark.co.uk/>**

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.

