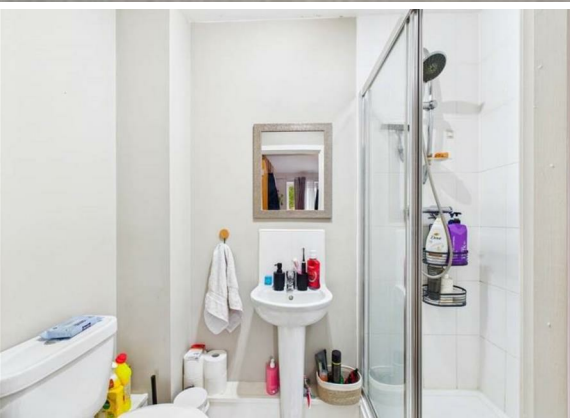




2 Bed  
Apartment  
located in  
Pontefract

Offers In Excess Of  
£120,000



**LOGIC**  
REAL ESTATE

Priory Chase  
Pontefract  
WF8 1TH

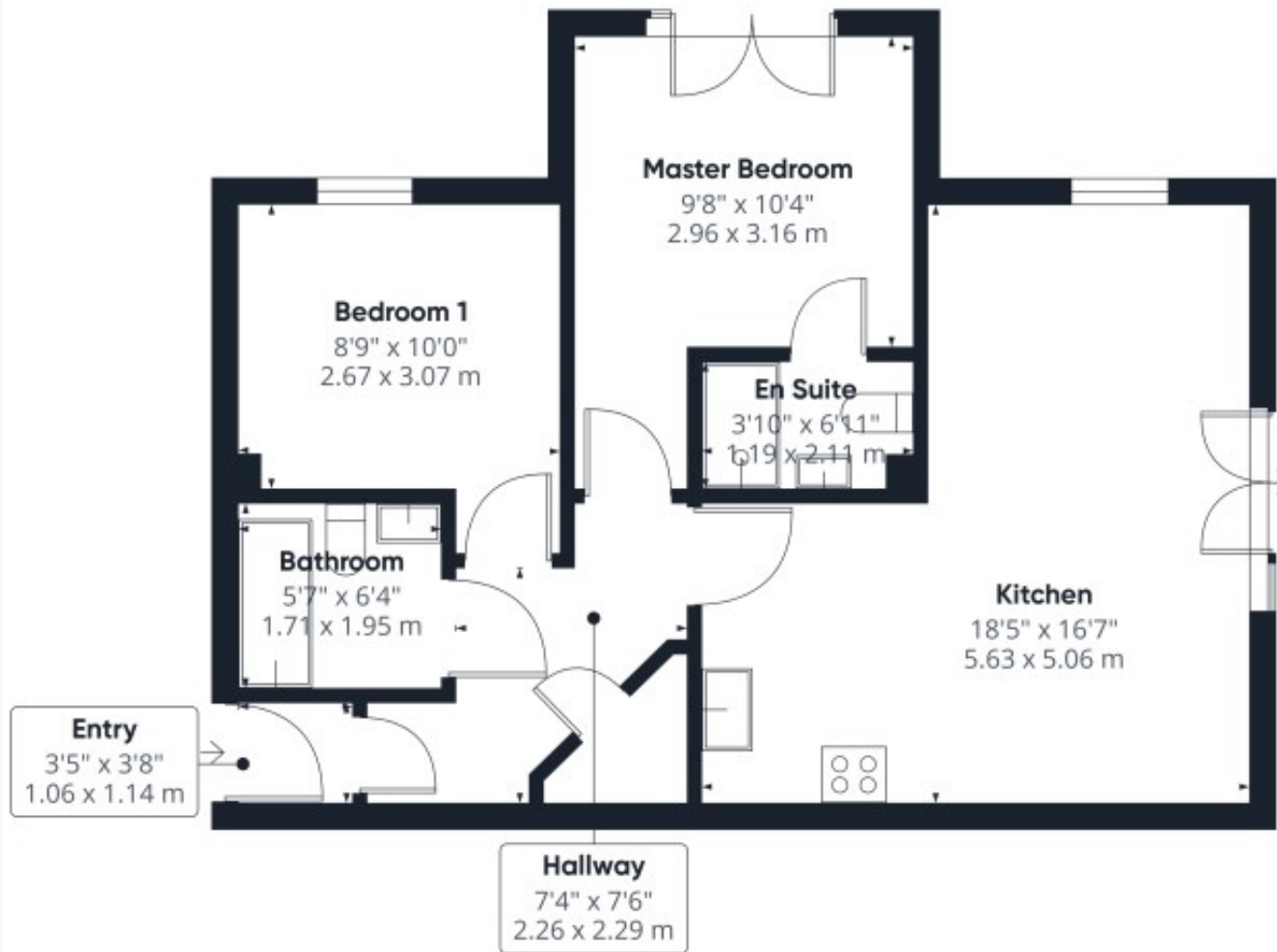
New to market this immaculate First Floor apartment! Ideal for first time buyers, investors and young couples. Communal gardens and allocated parking space.

Entrance hall Gas central heated radiator leads into the main hallway . The hallway gives access to the bathroom and bedroom one and two along with a storage cupboard and the lounge. Bedroom two UPVC double glazed window to the front elevation and a gas central heated radiator . Bedroom one UPVC double glazed Juliet balcony door to the front elevation with a gas central heated radiator . Door to the ensuite. Ensuite Shower cubicle with a main feed shower, sink with a mixer tap and toilet with a low level flush . Bathroom Bath with a handheld shower attachment and mixer tap . Toilet with a low-level flush sink with a mixer tap and a gas central heated radiator. Kitchen Open plan to the lounge. Wall and base kitchen units with complimentary work surfaces over. Stainless steel Sink with a mixer tap and drainer. Gas hob and electric oven with extractor fan above. There is Plumbing for a washing machine and a space for a fridge freezer. Partly tiled walls. Open to the lounge area. Lounge With upvc double glazed windows and a patio door with Juliet balcony, gas central heated radiator.









Approximate total area<sup>(1)</sup>  
613 ft<sup>2</sup>  
56.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI 360

## CONTACT

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| Energy Efficiency Rating                                  |         |           |
|-----------------------------------------------------------|---------|-----------|
|                                                           | Current | Potential |
| Very energy efficient - lower running costs               |         |           |
| (92 plus) <b>A</b>                                        |         |           |
| (81-91) <b>B</b>                                          | 82      | 82        |
| (69-80) <b>C</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<br><small>EU Directive 2002/91/EC</small> |         |           |

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