CROWN | ESTATE AGENTS

Mallard Mews, Pontefract



£60,000

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2 Mallard Mews, South Kirkby, WF9 2SF We are acting in the sale of the above property and have received an offer of £64,000on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes.



- 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

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













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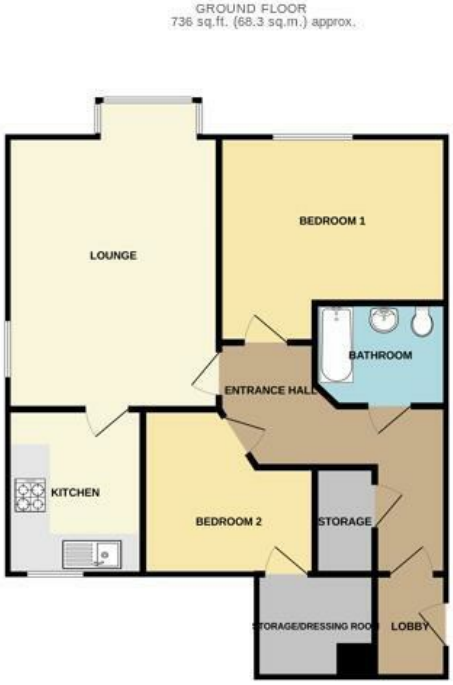
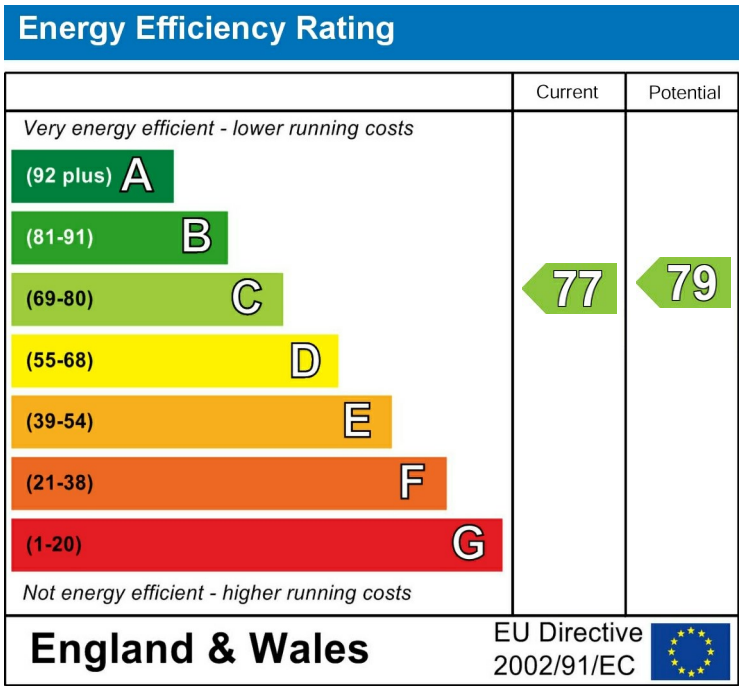
Floor Plan







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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