

Priory Chase, PontefractWF8 1TJ

william h brown

welcome to

Priory Chase, Pontefract

No chain! Spacious two-bedroom first floor apartment close to Pontefract town centre, featuring open-plan living, dining and kitchen space, shower room and allocated parking. Must be viewed!





Offered for sale with no onward chain, this well-presented two-bedroom first floor apartment enjoys a convenient location within easy reach of Pontefract town centre, making it an ideal purchase for first-time buyers, investors or those looking to downsize.

The accommodation briefly comprises an entrance hall leading to a spacious open plan living, dining and kitchen area, providing a fantastic space for both everyday living and entertaining. There are two well-proportioned bedrooms and a modern shower room.

Externally, the property benefits from allocated parking and is situated close to a range of local amenities, shops, transport links and leisure facilities.

An excellent opportunity to acquire a ready-to-move-into apartment in a sought-after location. Early viewing is highly recommended to fully appreciate what this property has to offer.

Agents Note

Entrance Hallway

Landing

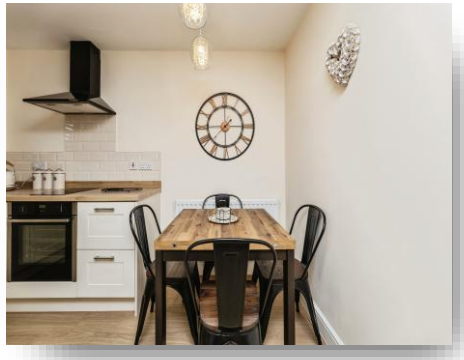
Lounge
11' 8" x 10' 8" (3.56m x 3.25m)

Kitchen
11' 8" x 7' 3" (3.56m x 2.21m)

Bedroom One
11' 8" x 9' 2" (3.56m x 2.79m)

Bedroom Two
9' 6" x 7' 1" (2.90m x 2.16m)

Shower Room







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welcome to

Priory Chase

- Two Bedroom First Floor Apartment
- NO CHAIN
- Allocated Parking
- Close To Twon Centre
- Ideal For First Time Buyers/Investors

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: 100.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£125,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
PON120303 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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