



1 Bed
Apartment
located in
Pontefract

£65,000





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****GROUND FLOOR APARTMENT**NO UPWARD CHAIN**IDEAL FOR INVESTORS OR FIRST TIME BUYERS**AN EARLY VIEWING IS RECOMMENDED****

This delightful property set in a gated development offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a cosy home. The apartment has its own private entrance and as you enter the apartment, you are greeted by a well-appointed reception room that provides a warm and inviting atmosphere. This space is perfect for relaxing after a long day or entertaining friends. The layout is thoughtfully designed to maximise space and light, creating a welcoming environment.

The apartment briefly comprises of an open plan kitchen/living area, spacious double bedroom, and modern bathroom and allocated parking space.

Situated in a desirable location, Mallard Mews offers easy access to shops, restaurants, and transport links, making it a convenient base for exploring all that the local area has to offer. Whether you are a first-time buyer or looking to downsize, this apartment presents an excellent opportunity to enjoy a comfortable lifestyle in a vibrant community. The property also benefits from an allocated parking space.

Do not miss the chance to make this lovely apartment your new home. Arrange a viewing today and experience the charm of Mallard Mews for yourself.

Hallway

7'5" x 6'11"

Access to kitchen/living area, bedroom, bathroom and storage cupboard. Wood effect flooring. Central heated radiator.

Kitchen/Living Area

22'4" x 12'

Range of high and low level kitchen units in shaker style. Integrated

oven with four ring hob and extractor hood over. Stainless steel sink with drainer chrome mixer tap. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front and side elevation.

Bedroom

11'3" x 13'9"

Wood effect flooring. Central heated radiator. UPVC double glazed window to the side elevation.

Bathroom

7'1" x 6'11"

White suite comprising of wash hand basin with chrome taps over. WC with low level flush. Panel bath with chrome mixer taps and mains feed shower. Extractor fan. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the side elevation.



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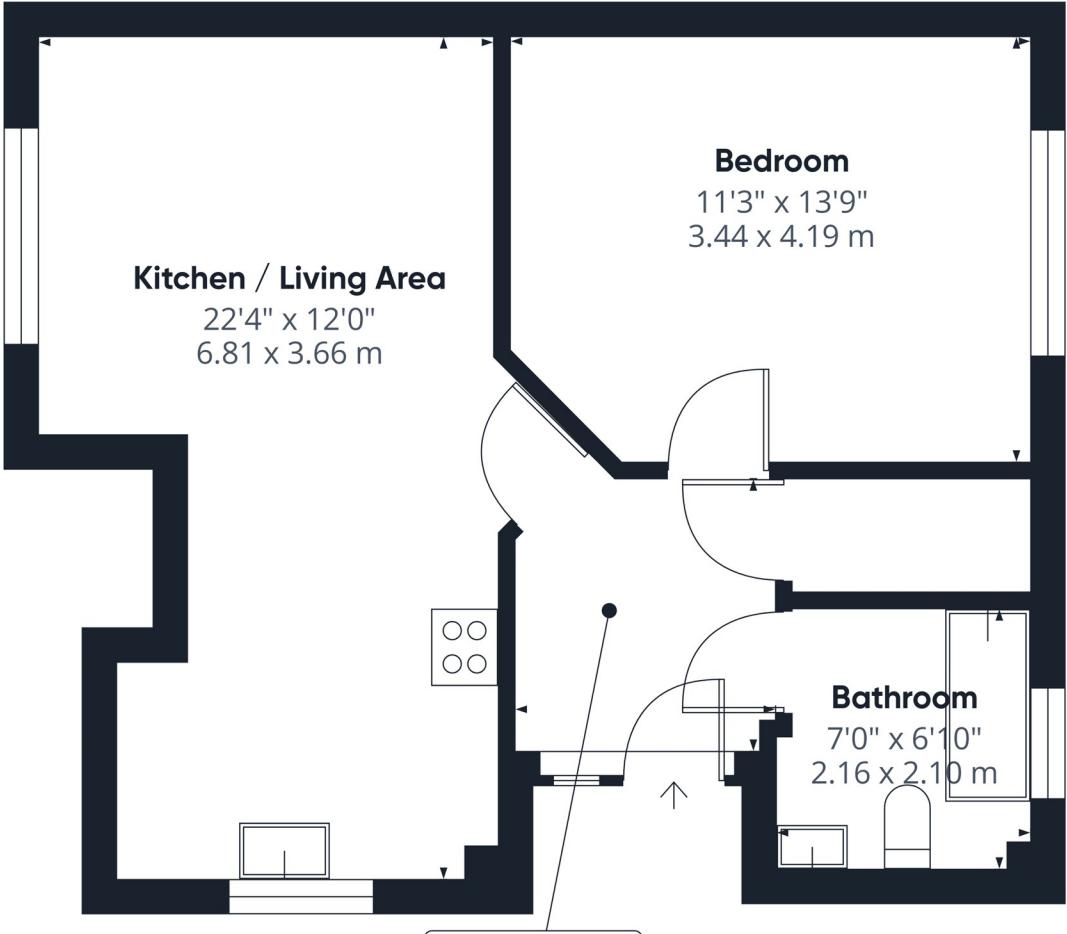
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Approximate total area⁽¹⁾

513 ft²
47.6 m²

CONTACT

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(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.

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