



## 4 Queens Hotel Front Street Pontefract | WF8 4DB

£65,000

We are pleased to bring to the open market this larger than average ground floor ONE DOUBLE BEDROOM apartment situated in this converted building within easy reach of Pontefract Centre and the M62 motorway network. The property is currently occupied on an assured shorthold tenancy agreement and further details can be obtained from our office.

 **Cooper & Cutt**  
ESTATE AGENTS



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The property has above average sized accommodation and comprises of small entrance hall, modern compact kitchen with built in oven, hob, extractor hood, fridge with freezer box and washer dryer, small airing/boiler cupboard, separate dining area, large lounge, double sized bedroom and bathroom/WC with shower off the bedroom. Electric heating throughout. Large original wood framed windows. Blinds to all windows. Ample secure electric gated parking.

#### **ENTRANCE HALL**

Electric RCD fuse board. Phone intercom system. Double glazed wood framed window unit with roller blind fitted and handle locks. Alarm keypad.

#### **KITCHEN**

Beech coloured units and cupboards. Marble

effect worktops. Stainless steel sink unit. Built in electric oven, hob and extractor hood. Built in Indesit washer dryer. Built in fridge with freezer box. Ceiling extractor fan. Boiler cupboard off with electric economy 7 water heater. Mains water stop tap.

#### **BOILER CUPBOARD**

Boiler cupboard with electric economy 7 water heater. Mains water stop tap.

#### **DINING ROOM**

8' 8" x 7' 5" (2.64m x 2.26m)

Long wood framed double glazed window units with roller blinds fitted and handle locks.

#### **LOUNGE**

15' 5" x 11' 3" (4.7m x 3.43m)

Two long wood framed double glazed window units with roller blinds fitted and handle locks. Wall mounted electric heater. High ceilings. Aerial/phone point.

#### **BEDROOM**

10' 1" x 15' 7" (3.07m x 4.75m)

High ceilings. Wood framed double glazed window unit with roller blind fitted and handle locks. Electric heater.

## BATHROOM

7' 4" x 4' 7" (2.24m x 1.4m)

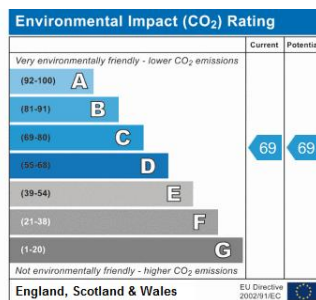
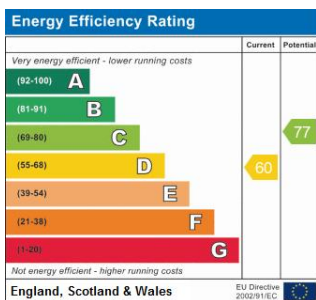
Half tiled walls. White three piece suite. Chrome taps. Built in electric shower with chrome head, riser and rail. Ceiling extractor fan. Electric heated towel rail. Wall mounted shaver socket.

## OUTSIDE

There is ample parking in the grounds which is walled and gated.

## CHARGES

Service charge is approx £1000.00 per annum. Ground rent is approx £250.00. Current tenant is paying £375.00 per calendar month but we believe more is achievable.



## COUNCIL TAX BAND

Tax band A

## TENURE

Leasehold

## LOCAL AUTHORITY

Wakefield Metropolitan District council

## OFFICE

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Wakefield  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements