



# HODSONS

ASKING PRICE

**£87,700**

**Baileygate Mews**

Pontefract, WF8 2GN



A FOURTH FLOOR two double-bedroom apartment located just a stone's throw away from Pontefract town centre. Perfectly positioned for convenience, this property is close to excellent transport links, including the train station, and is surrounded by an array of shops, restaurants, and local amenities. The property has an open plan Kitchen/Living Area, two generously sized bedrooms and a white three piece bathroom suite. Additional Benefits: Secure entry system and double glazing throughout. This apartment is perfect for first-time buyers, investors, or anyone seeking low-maintenance living in a convenient location. Early viewing is highly recommended to avoid disappointment.

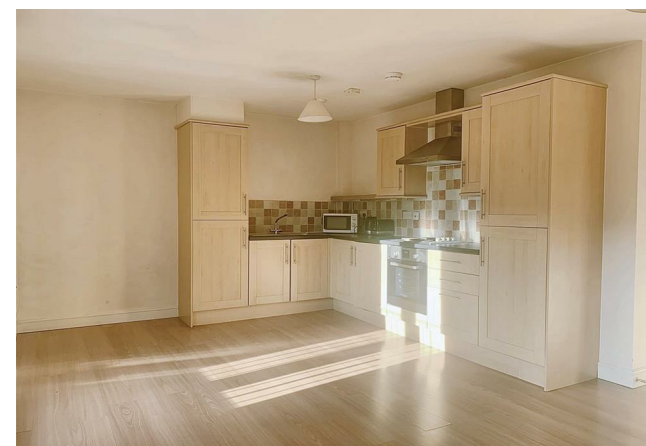
2



1

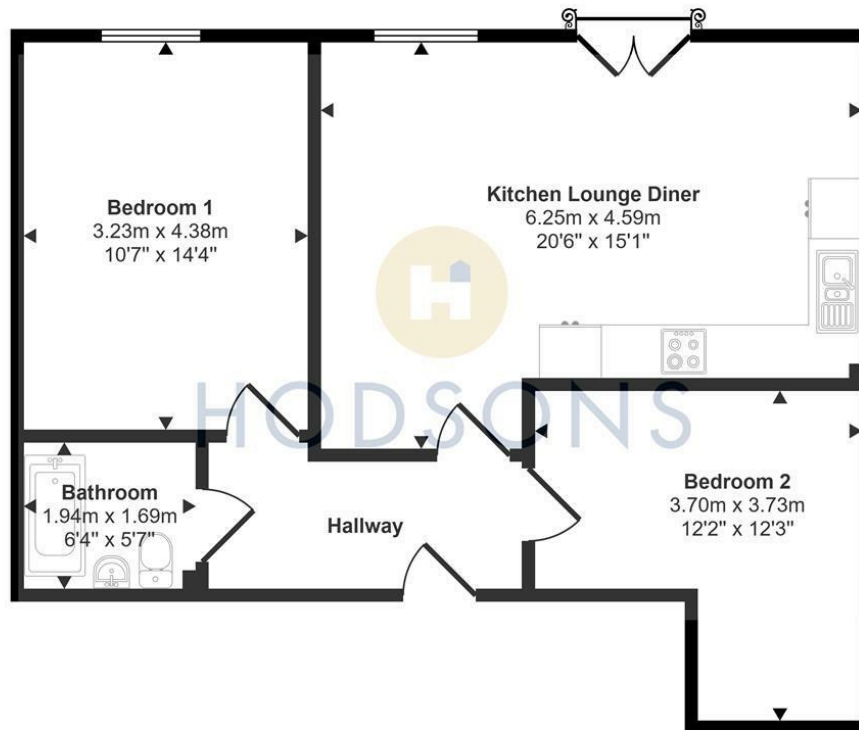


1





Approx Gross Internal Area  
62 sq m / 665 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**OFFICE ADDRESS**  
37-39 George Street  
Wakefield  
West Yorkshire  
WF1 1LX

**OFFICE DETAILS**  
01924 200544  
wakefield@hodsonsproperty.co.uk  
www.hodsonsproperty.co.uk

## LOCAL AUTHORITY

## TENURE


Leasehold

## COUNCIL TAX BAND

B

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements