



**Wentbridge
Pontefract
West Yorkshire
WF8**

Offers in Excess of £225,000

bettermove

Pontefract

Bettermove are proud to present this 3 bedroom flat in Wentbridge.

The property benefits from double glazing, and electric heating throughout, with one allocated parking space available.

The council tax band is E.

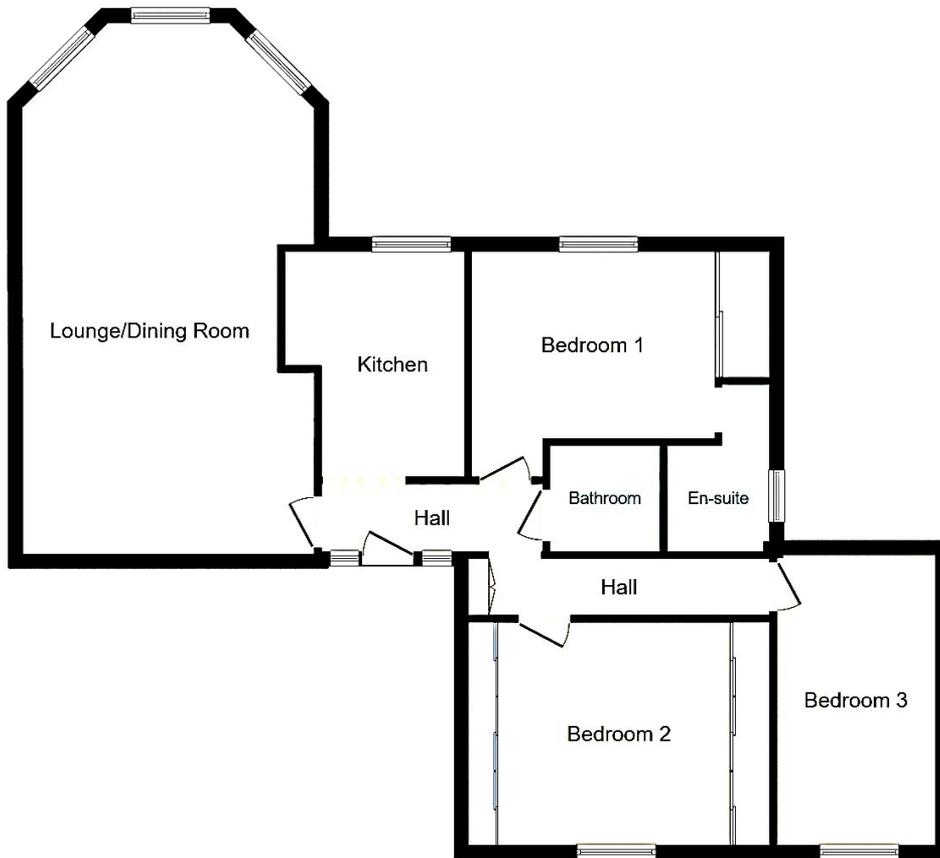
There is a maintenance fee of £195.00 per month to maintain communal facilities.

The interior of this beautifully presented, first floor property comprises a spacious living/ dining room, fitted kitchen, three generously sized bedrooms, including the master suite, benefitting from a private en-suite, alongside the family bathroom. The exterior boasts communal, lawned gardens, perfect for enjoying the summer months.

Located in the sought after village of Wentbridge, Pontefract, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Pontefract Baghill Train Station, a variety of local bus routes, and quick access to the M62.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	71
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	60
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC 		



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