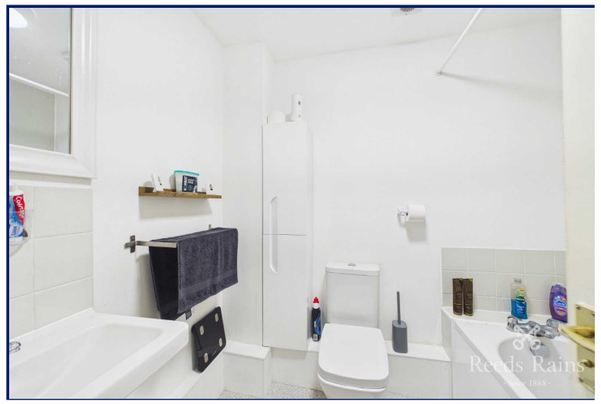
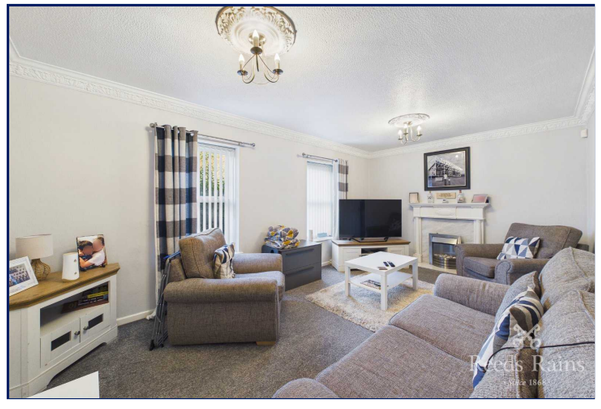


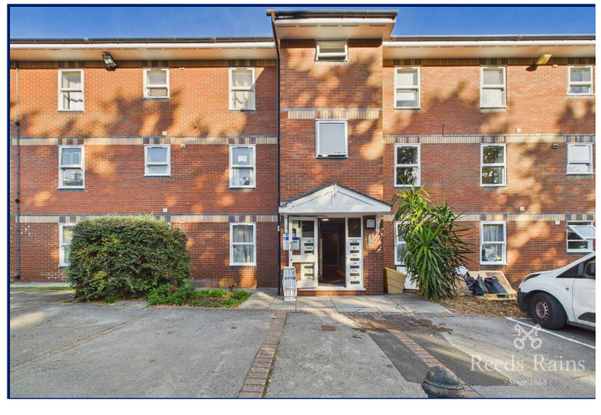


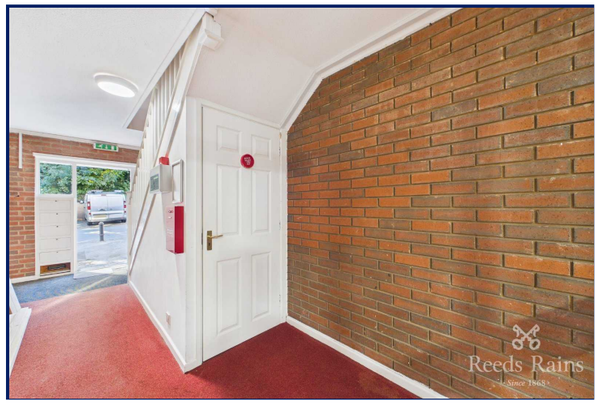












Northgate Lodge, Skinner Lane,
Pontefract, West Yorkshire, WF8

Price Reduced to: £80,000
Leasehold

Reeds Rains

reedsrains.co.uk

Northgate Lodge, Skinner Lane, Pontefract, West Yorkshire, WF8

Price Reduced to: £80,000 Leasehold

Council Tax Band: A
EPC Rating: D

Take a look at this immaculately presented apartment, ideally located in Pontefract Town Centre and ready for you to move straight in. Whether you're a first-time buyer looking to get onto the property ladder or an investor searching for a fantastic opportunity, this property is well worth a closer look.

Ground Floor

Communal Entrance
Entrance hall providing access to the ground floor.

Living Room
17'5" x 10'6" (5.3m x 3.2m)
Two windows overlooking the side elevation, complemented by a feature fireplace with an electric fire.

Kitchen
9'7" x 7'10" (2.92m x 2.4m)
Fully fitted kitchen comprising a range of wall and base units with complementary tiling, electric oven and hob, and plumbing for a washing machine.

Bedroom
14'1" x 9'2" (4.3m x 2.8m)
Spacious bedroom featuring a range of fitted wardrobes, providing ample storage space.

Bathroom
7'3" x 6'3" (2.2m x 1.9m)
Three-piece bathroom suite comprising a wash hand basin, low-level WC and panelled bath with shower over.

External
The property overlooks the well-maintained communal gardens and benefits from one allocated parking space.

Council Tax
Council Tax Band A

Agents Notes

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

SERVICE CHARGE £106.00 monthly

GROUND RENT £25.00 yearly

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk