



39 Wakefield Road, Pontefract, WF8 4HW

Offers in excess of £200,000

Located on Wakefield Road in Pontefract, this characterful mid-terrace house, built in 1900, offers a lounge, dining room, kitchen, shower room and sun room. To the first floor are two bedrooms, an ensuite and a balcony. To the second floor are two more bedrooms and an additional shower room.

Pontefract is an ideal town for a range of buyers, as for the growing family it is aptly placed for local amenities such as shops and schools. The schools that are within walking distance to the property are some of the best in the area and range from nursery up to college. The shops in the centre of Pontefract are only a short walk away. Pontefract has three train stations, as well as a bus station for those who look to commute to neighbouring towns and cities such as Castleford, Wakefield and Leeds. For those who travel by car the property is only a short distance from the M62 motorway and the A1.

Call us today to book a viewing.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

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

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



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