

HUNTERS[®]

HERE TO GET *you* THERE

15 Rowan Green, Pontefract, WF8 2DZ

Offers Over £160,000

Property Images



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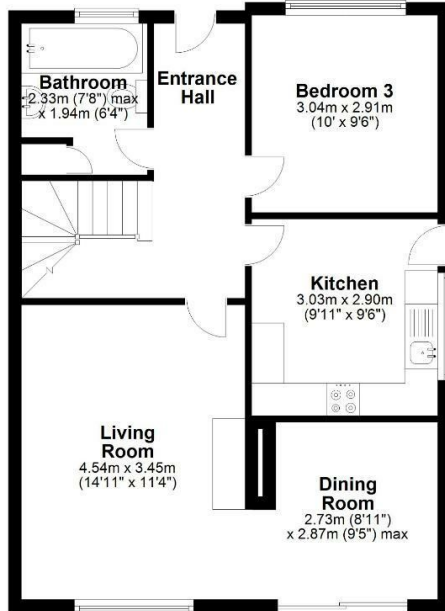
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Property Images



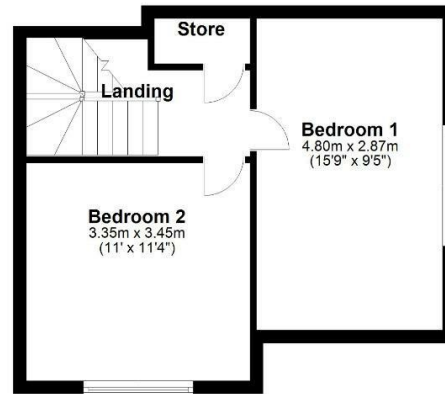
Ground Floor

Approx. 56.6 sq. metres (609.6 sq. feet)



First Floor

Approx. 32.9 sq. metres (353.8 sq. feet)



Total area: approx. 89.5 sq. metres (963.4 sq. feet)

EPC

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		

Map



Details

Type: Dormer-Semi Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

HUNTERS bring to the market an opportunity to purchase a semi detached dormer house on a small residential street in a convenient location in Pontefract. Ideal for first time buyers or retirees alike. The property is close to Pontefract Castle, the town centre and within easy reach of the motorway network so is ideal for the commuter.

Set back from the road with a grass area along the street and close to a small field currently used for children to play and dog walking the property has had recently fitted carpets and laminate flooring. Access to the property is via a front entrance hall with a wonderful wooden staircase to the first floor accommodation. Bedroom three has a window overlooking the front aspect. The bathroom is fitted with a white suite comprising of a rectangular bath with shower over and glass screen, pedestal hand wash basin and a WC. Complimentary tiled walls to splash back areas. To the rear of the property is a good sized living room with surround and hearth and opening to the dining room with sliding patio doors giving access to the rear garden.

To the first floor are two really good sized bedrooms with windows overlooking the rear and side of the property.

Externally to the front is an enclosed garden laid to lawn with a side pathway leading to the side entrance door and the rear garden. The rear is low maintenance paving with raised planted border, two brick built outbuildings and a gate giving access to the rear street.

A delightful home. Could this be yours?

Features

- FREEHOLD SEMI DETACHED HOME • ONE GROUND FLOOR BEDROOM • TWO FIRST FLOOR BEDROOMS • SPACIOUS ROOMS • EXCELLENT CONVENIENT LOCATION • CLOSE TO PONTEFRACT TOWN CENTRE • CLOSE TO MOTORWAY LINKS • EPC GRADE D - COUNCIL TAX BAND A • ENCLOSED GARDENS