



103 Willow Park, Pontefract, WF8 2SY

CALLING ALL INVESTORS AND BUILDERS This property in Willow Park, Pontefract, this property presents a unique opportunity for those with a vision. This house, featuring three bedrooms and a reception room, is currently in need of a full refurbishment, allowing you to create a home tailored to your personal taste and style.

The property is set on a generous plot, offering ample outdoor space and the potential for further development, subject to planning permissions. This aspect makes it particularly appealing for those looking to invest in a property with room for expansion or enhancement.

With its prime location in Pontefract, you will find yourself within easy reach of local amenities, schools, and transport links, making it an ideal choice for families or individuals seeking a community-oriented environment.

This house is not just a property; it is a canvas awaiting your creative touch. Whether you are a seasoned developer or a first-time buyer eager to embark on a renovation project, this home offers the perfect foundation to realise your aspirations. Embrace the potential that this property holds and transform it into your dream residence.

- CALLING ALL INVESTORS
- LARGE PLOT OF LAND
- POTENTIAL TO BUILD (SUBJECT TO PLANNING)
- IN NEED OF A FULL RENOVATION
- 3 BEDROOMS
- LARGE SEMI DETACHED
- CUL DE SAC LOCATION

£150,000



Hallway
3'7" x 4'3"

Entry
4'0" x 2'11"

Floor 0



Approximate total area[®]
397.95 ft²

Reduced headroom
10.56 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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