



**Kingsmead Wakefield Road, Pontefract WF8 4HE**

**welcome to**

**Kingsmead Wakefield Road,Pontefract**

\*\*\*GUIDE PRICE £160,000 - £170,000\*\*\* Offered for sale with NO ONWARD CHAIN is this three bedroom end terraced property, located in Pontefract town and close to all local amenities. Would benefit from some modernisation, making it ideal for first time buyers, investors and growing families alike.



## Summary

For sale with NO CHAIN. Three Bedroom end Terraced in the popular location of Pontefract Town. This end terraced property has loads of potential and includes a front, rear garden and separate garage making it the ideal footprint for families. The kitchen and open plan dining room offers extra living space from the already spacious living room. On the first floor there are three bedrooms spaced out over a curved hallway and a family bathroom with separate w/c. The property is in need of modernisation, making it a great investment.

## Entrance Hall

With a downstairs wc and a gas central heating radiator.

## Lounge

13' 3" x 12' 11" ( 4.04m x 3.94m )

With a UPVC double glazed window to the front aspect, electric fire with surround and a gas central heating radiator.

## Dining Room

11' x 11' 6" ( 3.35m x 3.51m )

With two UPVC double glazed windows to the rear and side aspect, fire with surround and a gas central heating radiator.

## Kitchen

8' 1" x 13' 4" ( 2.46m x 4.06m )

A fitted kitchen consisting of wall and base units with work surfaces over, sink and half with drainer, freestanding gas hob and oven, space for fridge freezer, space for washing machine, tiled walls and a gas central heating radiator.

## Bedroom One

10' 6" x 11' 8" ( 3.20m x 3.56m )

With a UPVC double glazed window to the fitted wardrobes and a gas central heating radiator.

## Bedroom Two

11' 7" max x 9' 8" min ( 3.53m max x 2.95m min )

With UPVC double glazed windows to the rear and

side aspect, built in wardrobe and a gas central heating radiator.

## Bedroom Three

9' 8" x 7' 10" ( 2.95m x 2.39m )

With a UPVC double glazed window to the rear aspect, fitted wardrobe and a gas central heating radiator.

## Bathroom

A suite consisting of a wash hand basin set in a vanity unit, bath with shower over, tiled walls, gas central heating radiator and a UPVC double glazed window to the rear aspect.

## Separate Wc

With a low level flush wc.

## Front Garden

With a side gate, lawn, path and hedge surround.

## Rear Garden

With a paved path, gate to the garage and hedge surround.

## Garage

At the end of the garden sits the detached garage.



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## Kingsmead Wakefield Road, Pontefract

- \*\*\*GUIDE PRICE £160,000 - £170,000\*\*\*
- Three Bedroom End-Terrace Home
- Two Reception Rooms
- Detached Garage for Storage
- Front And Rear Garden

Tenure: Freehold EPC Rating: D

guide price

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON116868 - 0005

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