





welcome to

Albert Street, Featherstone Pontefract

GUIDE PRICE £80,000-£90,000 ATTENTION FIRST TIME BUYERS AND INVESTORS!! NO ONWARD CHAIN and TWO bedrooms. Located a short distance to local shops and general amenities.













Summary

ATTENTION INVESTORS and FIRST TIME BUYERS. For Sale with NO CHAIN. This link-attached terraced property is situated a short walk away from an array of local amenities including shops and cafes. With TWO bedrooms and a separate kitchen and living area. To the rear there is a small, enclosed yard and on street parking to the front. The property would benefit from some modernisation, making this ideal for those wishing to get on the property ladder or expand their portfolio. Call now to view!!

Lounge

12' 6" x 9' 10" (3.81m x 3.00m)

With a UPVC double glazed window to the front aspect, stairs to the first floor, a gas fire and surround, picture rail, \an under stairs storage cupboard and a gas central heating radiator

Kitchen

10' 2" x 8' 2" (3.10m x 2.49m)

A fitted kitchen consisting of wall and base units with work surfaces over, a stainless steel sink and drainer, free standing cooker, space for fridge and washing machine, tiled to up stands, gas central heating radiator, UPVC double glazed window to the front aspect and a UPVC double glazed door to the rear yard.

Landing

With stairs from the lounge, a storage cupboard and access to the loft.

Bedroom One

9' 8" x 9' 9" (2.95m x 2.97m)

With a UPVC double glazed window to the front, built in wardrobe and a gas central heating radiator.

Bedroom Two

5' 10" x 8' 3" (1.78m x 2.51m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath with electric shower over and shower screen, fully tiled to walls, towel rail and a UPVC double glazed window to the rear aspect.

Rear Garden

Right of way to the ginnel and yard with timber fence surround.





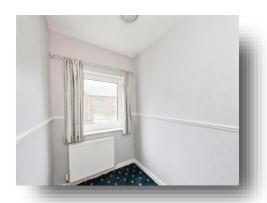
Albert Street, Featherstone Pontefract

- ***GUIDE PRICE £80,000-£90,000***
- Two Bedroom Link-Attached Terrace Home
- Ideal For First Time Buyers
- NO ONWARD CHAIN
- In Need Of An Update

Tenure: Freehold EPC Rating: D

guide price

£80,000







Crossley St

Albert St

Victoria St

Victoria St

Sengoku Martial Arts

Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON117513



Property Ref: PON117513 - 0005 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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