



Box Lane, Pontefract WF8 2JW

welcome to

Box Lane, Pontefract

Two bedroom semi-detached offered with NO ONWARD CHAIN! Off street parking and large rear garden. The property is in need of modernisation and would be a fantastic purchase for an investor/developer.



Summary

An opportunity to buy a piece of Pontefract's history. Located in the heart of Pontefract's market town adjacent to the castle is this TWO bedroom semi-detached offered with no chain. Pre WW1 brick built property, with ample off street parking and a larger than average rear and side garden. This property offers huge potential, including easy access to the converted loft and a kitchen extension to the rear. In need of modernisation throughout this property would suit investors and first time buyers throughout. Viewing is essential to appreciate all this property has to offer.

Entrance Hall

With laminate flooring and a storage cupboard.

Lounge

13' x 11' 5" (3.96m x 3.48m)

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

Dining Room

13' x 13' (3.96m x 3.96m)

With a UPVC double glazed window to the rear, gas fire with surround, gas central heating radiator, built in storage cupboard and access into the kitchen.

Kitchen

5' 10" x 18' 3" (1.78m x 5.56m)

A fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, space for cooker, space for fridge freezer, tiled walls, and two double glazed windows to the rear. Access into the rear porch.

Landing

Built in storage cupboard, double glazed window to the front, access into both bedrooms, and the bathroom.

Bedroom One

11' 11" x 11' 4" (3.63m x 3.45m)

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

Bedroom Two

10' 1" x 6' (3.07m x 1.83m)

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

Shower Room

A suite consisting of a low level flush WC, wash hand basin, shower, electric radiator and a UPVC double glazed window to the side aspect.

Exterior

Buffer garden to the front, with a generous driveway to the side providing ample off street parking. To the rear of the property is a laid to lawn garden with patio area, workshop and mature hedging.

Agents Note

There is a loft space big enough for a bedroom but there are no building regs.



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welcome to

Box Lane, Pontefract

- Two Bedroom Semi Detached Home
- NO CHAIN
- Attention Investors
- Driveway For Multiple Cars
- Close To Pontefract Town Centre

Tenure: Freehold EPC Rating: E

£145,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117571 - 0003

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