



Armstrong Terrace, Pontefract WF8 4HG

Welcome to

Armstrong Terrace, Pontefract

GUIDE PRICE £170,000 - £180,000 The property comprises of a lower ground floor reception room, ground floor lounge and kitchen/diner and two bedrooms and family bathroom on the first floor. The property also has allocated parking.



Rear Entrance Porch

With a rear entrance door and stairs to the ground floor.

Front Hall

With a front entrance door, laminate flooring and a gas central heating radiator.

Lounge

16' 2" x 11' 2" (4.93m x 3.40m)

With a UPVC double glazed bay window to the front aspect and a gas central heating radiator.

Lower Floor

12' 6" x 11' 4" (3.81m x 3.45m)

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

Kitchen

12' 7" + recess x 11' 3" (3.84m + recess x 3.43m)

With a fitted kitchen consisting of wall, base and drawer units with work surfaces over, stainless steel sink and drainer, integrated electric oven, hob, extractor hood, space for washing machine, fridge freezer, under stairs storage, laminate flooring, part tiled, gas central heating radiator and a UPVC double glazed window to the front aspect.

Landing

With access to the loft.

Bedroom One

14' 7" x 13' (4.45m x 3.96m)

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Bedroom Two

12' 7" x 7' 6" (3.84m x 2.29m)

With a UPVC double glazed window to the rear aspect, over stairs storage and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath with shower over, part tiled, extractor fan, chrome heated towel rail, laminate flooring and a UPVC double glazed window to the rear aspect.

Front Garden

A yard area.

Rear Garden

With a paved area, decked area and enclosed with a timber fence.



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Welcome to

Armstrong Terrace, Pontefract

- ***GUIDE PRICE £170,000 - £180,000***
- Two Bedroom Mid-Terrace Home
- Two Reception Rooms
- Allocated Parking Space
-

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£170,000 - £180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118769 - 0002

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