

Wilson Street, Pontefract WF8 1HL

# Welcome to

# **Wilson Street, Pontefract**

\*\*\*GUIDE PRICE £120,000 - £130,000\*\*\* This two bedroom mid-terraced home in Pontefract features a living room, kitchen, shower room, enclosed rear garden with storage outbuilding, and on-street parking—offered with no onward chain and ideal for first-time buyers or investors.













### **Dining Room**

13' 1" x 12' 11" ( 3.99m x 3.94m )

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

#### Kitchen

9' 6" x 10' 10" ( 2.90m x 3.30m )

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, stainless steel sink and drainer, extractor hood, space for washing machine, fridge, oven, under stairs storage, vinyl flooring, gas central heating radiator, door to the rear aspect and a UPVC double glazed window to the rear aspect.

### Landing

With access to the loft with stairs and a gas central heating radiator.

#### **Bedroom One**

13' x 12' 11" ( 3.96m x 3.94m )

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

#### **Bedroom Two**

10' 10" x 4' 11" ( 3.30m x 1.50m )

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

#### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, tiled flooring, part tiled to walls, extractor fan and a UPVC double glazed window to the rear aspect.

#### **Rear Garden**

Enclosed yard area, shared access for utilities and bins, concrete shed and brick wall surround.





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# Wilson Street, Pontefract

- \*\*\*GUIDE PRICE £120,000 £130,000\*\*\*
- Two Bedroom Mid-Terraced Home
- NO ONWARD CHAIN
- Move In Condition
- Rear Garden

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

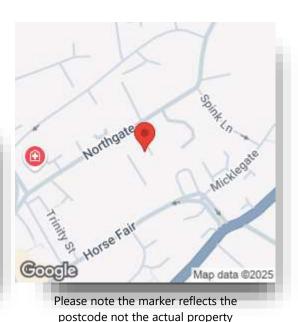
### quide price

£120,000 - £130,000









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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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





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