

...Your proactive estate agent



**Queens Square, Pontefract, WF8 4ET**  
**Offers Over £140,000**



RECENTLY REFURBISHED IN 2024\*\*BRAND NEW KITCHEN\*\*BRAND NEW BATHROOM\* NEW WINDOWS\*\* NEW FLOORING THROUGHOUT\*\*NEW LIGHTS THROUGHOUT\*\*DECORATED THROUGHOUT\*\* NEW BOILER. This semi detached property briefly comprises: Entrance hallway , ground floor w,.c, living room and kitchen. To the first floor are three bedrooms and bathroom. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS LOVELY FAMILY HOME.



## GROUND FLOOR ACCOMMODATION

### Entrance

Brand news composite entrance door with two double glazed frosted panels leading into:

### Entrance hallway

#### 6.90 max x 1.92max (22'7" max x 6'3"ax )

Full height built-in storage cupboards, stairs giving access to the first floor accommodation with timber balustrades. Three built-in storage cupboards, newly fitted laminate wood flooring, mains powered smoke alarm with battery back-up. Newly fitted ceiling downlighters, newly fitted composite entrance door with double glazed frosted panel to the top half gives access to the rear elevation. Doors leading off.

### Ground Floor Cloaks

#### 1.74m x 0.89m (5'8" x 2'11" )

Having a modern white suite comprising: close coupled w.c and vanity wash hand basin with chrome mixer tap over and tiled splashback and white high gloss storage cupboard beneath with chrome handles. Laminate wood flooring, central heating radiator, uPVC double glazed frosted window to the rear elevation.

### Breakfast Kitchen

#### 3.70m x 2.81m (12'1" x 9'2" )

Having a brand new fitted kitchen comprising: base and wall units in a grey/blue wood grain effect finish with decorative brushed steel handles. Square edge laminated wood effect work tops with matching upstands. One and a half drainer stainless steel sink with chrome mixer taps over. Four ring electric hob with picture glass splashback , brushed steel extractor with built-in downlighters and fan assisted electric oven. Laminate wood flooring, plumbing for automatic washing machine, central heating radiator, newly fitted ceiling downlighters. uPVC double glazed window to the rear elevation.

### Living Room

#### 3.97m x 3.71m (13'0" x 12'2")

Central heating radiator, uPVC double glazed windows to the front elevation.

## FIRST FLOOR ACCOMMODATION

### Landing

Having mains powered smoke alarm with battery back- up, access to the loft and doors leading off.

### Bedroom One

#### 3.85m x 3.43m (12'7" x 11'3" )

Central heating radiator, uPVC double glazed window to front elevation.

### Bedroom Two

#### 3.05m x 2.91m (10'0" x 9'6")

Central heating radiator, uPVC double glazed window to the rear elevation.

### Bedroom Three

#### 2.26m x 2.28m (7'4" x 7'5")

Central heating radiator, uPVC double glazed window to the front elevation.

### Family Bathroom

#### 2.64m x 1.69m (8'7" x 5'6")

Having a brand new fitted white suite comprising: 'P' shaped bath with chrome mixer tap over, mains shower above with fixed and floating shower head in chrome, wet walling to ceiling height and curved glass shower screen. Vanity wash hand basin with chrome mixer tap over and tiles splashback with white high gloss storage cupboard beneath with chrome handles. Low flush w.c with concealed cistern. Chrome heated towel rail, uPVC double glazed frosted window to the rear elevation. Laminate wood flooring.

## EXTERIOR

### Front

Dwarf wall and laid lawn, twin wrought iron vehicular access gate give access to concrete off street parking area providing parking for two/three vehicles.

### Side

Enclosed with combination of perimeter fence and perimeter dwarf wall, laid to lawn with hardstanding area for shed etc. Flagged pathway leads around the rear of the property.

### Rear

Enclosed with combination of perimeter fence and hedging with decorative stone circle and access to the rear door.

## HEATING AND APPLIANCES.

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MEASUREMENTS.

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: FREEHOLD

Local Authority: WAKEFIELD

Tax Banding: A

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these

details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### **UTILITIES, BROADBAND AND MOBILE COVERAGE**

Electricity: MAINS

Gas: MAINS

Sewerage: MAINS

Water: MAINS

Broadband: ULTRAFAST

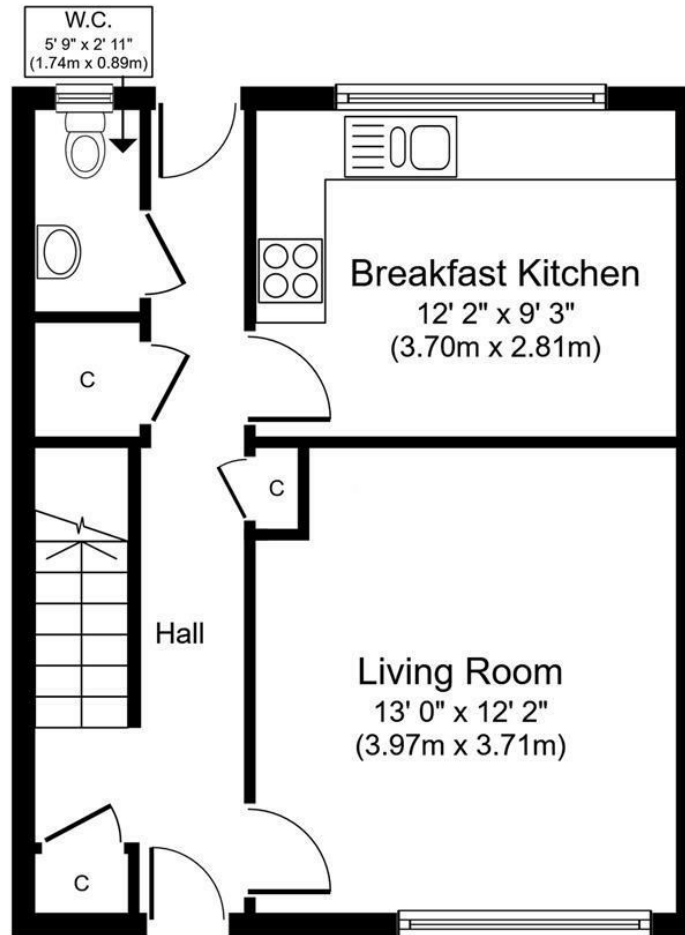
Mobile: 5G

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### **VIEWINGS.**

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Ground Floor**  
**Approximate Floor Area**  
**411 sq. ft.**  
**(38.2 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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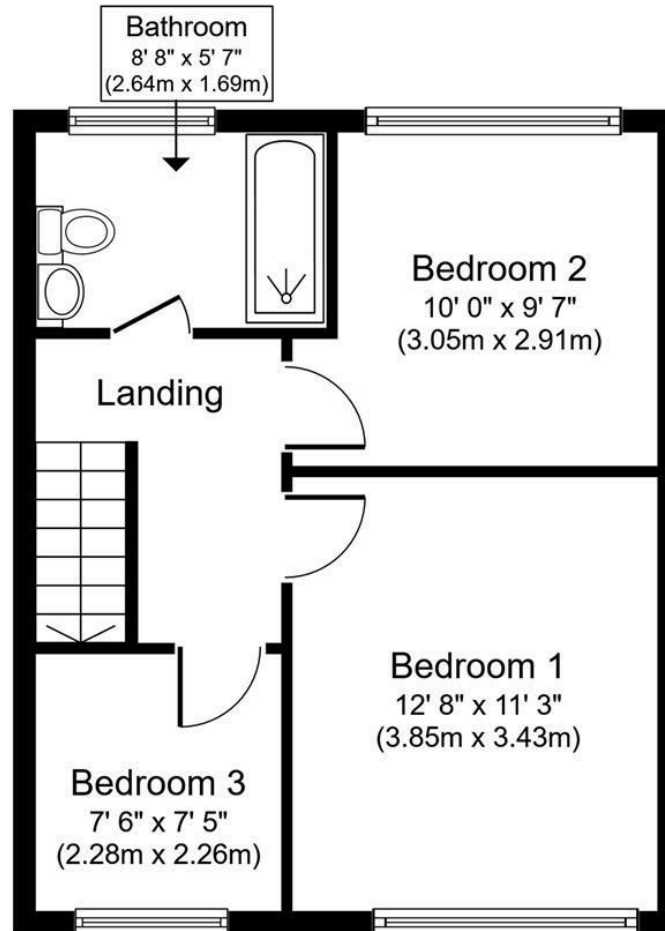
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**Bathroom**  
8' 8" x 5' 7"  
(2.64m x 1.69m)

**Bedroom 2**  
10' 0" x 9' 7"  
(3.05m x 2.91m)

**Landing**

**Bedroom 1**  
12' 8" x 11' 3"  
(3.85m x 3.43m)

**Bedroom 3**  
7' 6" x 7' 5"  
(2.28m x 2.26m)

**First Floor**  
**Approximate Floor Area**  
**411 sq. ft.**  
**(38.2 sq. m.)**

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