

Tom Wood Ash Lane, Pontefract



Offers In Excess Of £140,000



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An excellent prospect for first time buyers, this well presented property stands in a popular and sought after location. Conveniently placed for access to local amenities, it is also within easy reach of motorways and surrounding Towns making it ideal for anyone who commutes for work. We would recommend an early viewing as interest is expected to be high in this lovely home.



- Well presented end terrace house
- Sought After Location
- Hall, Lounge with fireplace feature
- Well fitted dining Kitchen
- Two good size bedrooms
- Family bathroom including separate shower cubicle
- Well presented garden and private parking
- Well placed for local amenities and motorways
- EPC Grade C
- Council Tax Band A

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Entrance Hall

Having a glazed and panelled external door into, central heating radiator and stairs off to the first floor.

Lounge

13'4 x 12'3 (4.06m x 3.73m)

Lovely bright room with front facing bow window and having a feature fireplace with Portugese limestone surround and fitted living flame gas fire, central heating radiator.

Dining Kitchen

15'5 x 9'3 (4.70m x 2.82m)

Well fitted with a good range of units including base cupboards and drawers with laminate work surfaces over, inset single drainer 1.5 bowl sink with mixer taps, wall cupboards, slot in electric cooker with induction hob, plumbing for an automatic washing machine, concealed spaces and included under counter fridge and freezer, part tiled walls. Rear facing window, tiled floor, external door to the garden, central heating radiator and pantry/store off housing the gas fired central heating boiler.

First Floor Landing

Having access to the loft.

Bedroom 1

11'1 x 10'9 plus robes (3.38m x 3.28m plus robes)

A good size, front facing bedroom with ranges of fitted furniture including hanging robes to two walls and dressing table/drawer unit below the window. Central heating radiator, dado rail and coved ceiling.

Bedroom 2

12'1 x 7'11 including robes (3.68m x 2.41m including robes)

Good size rear facing bedroom with a range of tall hanging robes to one wall, window overlooking the rear garden and central heating radiator.

Family Bathroom

8'11 x 6'9 (2.72m x 2.06m)

A good size and well fitted modern bathroom with white suite of panelled bath with side mounted taps, vanity wash hand basin, low level flush WC and separate quadrant shower cubicle with curved screen door. Chrome, heated towel warmer, tiled walls and floor, opaque rear facing window.

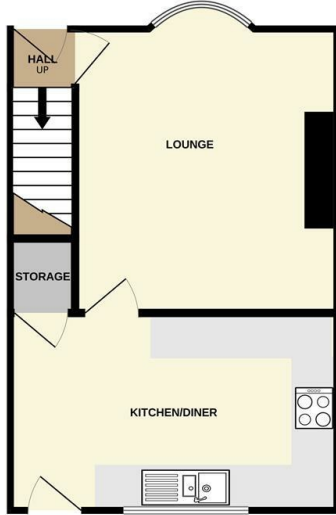
External

To the front there is a concrete paved parking area with wrought iron gates and fencing. The rear garden is of good size and has a paved patio, lawn and shrub/flower beds together with timber garden store.

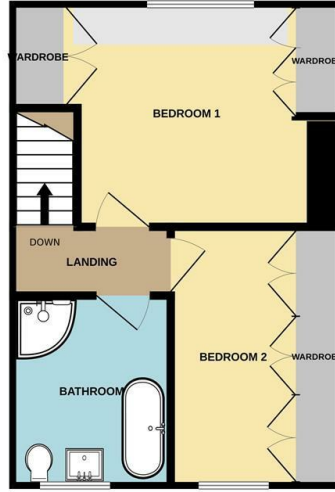


Floor Plan

GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA - 679 sq.ft. (63.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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