



# CROWN

ESTATE AGENTS & LETTINGS SPECIALISTS

## Beech Tree Road, Pontefract



Offers In Excess Of £150,000



3



1



1



57

Having been a loving family home for over 40 years, this immaculately presented and particularly well maintained 3 bed end terrace house is now ready to begin a new chapter. Every attention has been paid to detail, having recently had a new central heating system and the roof replaced. This property is all ready for the new owners to put their own style and mark on it. Please ask for more details of works recently completed, as we have documents and guarantees available on request.



- Exceptionally well maintained and immaculately presented throughout.
- Good Size Kitchen Diner, Spacious Lounge
- Ample Size Bedrooms
- Family Bathroom
- Large Enclosed Rear Garden, Perfect For Children and Pets
- On Street Parking
- Double Glazed and Central Heating Throughout
- Ideal for Families or First Time Buyers.
- No Upward Chain.
- EPC Grade D

Call **01977 600633** or **01977 285111** to view this property. For more details visit [www.crownestateagents.com](http://www.crownestateagents.com).

Crown Estate Agents, 39-41 Ropergate, Pontefract, WF8 1JY. In association with Castle Dwellings in Castleford and Leeds. Opening hours: Mon-Fri 9am to 5.30pm / Sat 10am to 2pm.

### Entrance Hall

A uPVC double glazed door, a radiator and staircase to the first floor

### Lounge

16'0 x 11'11 (4.88m x 3.63m)

With a quality feature fireplace with an electric fire, 2 radiators and a uPVC window to the front and rear

### Kitchen Diner

16'0 max x 13'4 max (4.88m max x 4.06m max)

Fitted with drawers, cupboards and units with laminate work surface over and tiled surround, a single sink drainer with mixer tap, integrated electric oven with 4 ring gas hob and extractor hood over, plumbing for a washing machine and space for a fridge/freezer, a pantry, windows to the front and rear, two radiators, and a uPVC door providing access to the rear garden.

### Bedroom 1

15'10 max x 10'3 max (4.83m max x 3.12m max)

Having a range of quality built in robes and drawers, a radiator and a window to the front and a cupboard over the bulk head providing extra storage.

### Bedroom 2

9'11 x 8'3 (3.02m x 2.51m)

Again having a good range of quality fitted storage including wardrobes and drawers, a radiator and a window to the front.

### Bedroom 3

8'10 x 7'5 (2.69m x 2.26m)

A good size single room with window to the rear and a radiator.

### Family Bathroom

A low flush Wc, wash hand basin, panelled bath with mixer tap, tiled surround, radiator and a uPVC frosted window to the rear.

### External

To the front of the property is a low maintenance buffer garden, a wall/hedge boundary with a wooden gate. To the rear of the property is a good size enclosed garden with a lawned and stone patio area, flower and shrub beds, an outside wc, a garden shed and gated access from the ginnel leading to the front.



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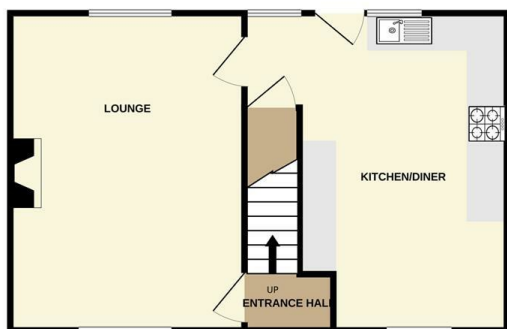
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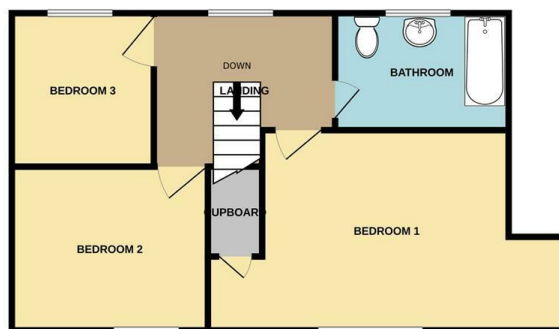


# Floor Plan

GROUND FLOOR  
399 sq.ft. (37.0 sq.m.) approx.

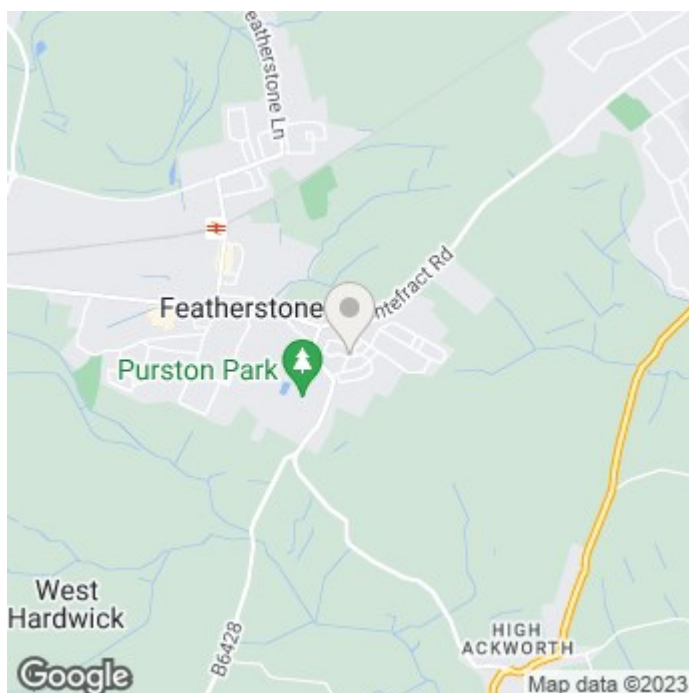


1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>57</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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