



CROWN

ESTATE AGENTS & LETTINGS SPECIALISTS

Rookhill Road, Pontefract



Guide Price £150,000



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70

A traditional, substantial family home occupying a prime position on the fringes of this sought after residential development in need of some updating.. Ideally placed being within walking distance of schools, public transport links, a variety of shops and Pontefract town centre. The property itself stands within particularly generous and attractive gardens, and is in a clean and tidy move in condition, ready for the successful purchaser to create their own family home.



- Requires Modernisation
- Reception Hall
- Good Size Lounge
- Spacious Kitchen
- Ground Floor Utility Room & WC
- Three Generous Size Bedrooms
- Family Shower/Wet Room
- On Street Parking with potential for a Driveway subject to consent
- Ideal Location
- EPC Grade C

Call **01977 600633** or **01977 285111** to view this property. For more details visit 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.

Reception Hall

Having a UPVC double glazed front entrance door opening to this spacious reception hall. Having a gas central heating radiator and a UPVC double glazed window to the front. There is access to the lounge and kitchen with stairs leading to the first floor.

Lounge

17'3 x 10'9 (5.26m x 3.28m)

A spacious through lounge having UPVC double glazed windows to the front and rear and two central heating radiators. There is an internal lift allowing access to the first floor. If this is not required by the successful purchaser please contact us and various options can be considered and negotiated.

Kitchen

15'3 max x 10'2 max (4.65m max x 3.10m max)

This particularly spacious kitchen has a range of wall and base cupboard units with roll edge laminate work surfaces incorporating a single bowl stainless steel sink and mixer tap. Having an Adam style fireplace with marble back, hearth and a multi fuel stove. There is a large UPVC double glazed bay window overlooking the rear garden.

Ground floor WC

Having a low flush WC and UPVC double glazed frosted window to the front elevation.

Front Entrance Lobby

A UPVC double glazed front entrance door provides access to this useful front entrance lobby/boot room which is an ideal space to access your home on rainy days.

Utility Room

8'5 max x 8'4 max (2.57m max x 2.54m max)

Having a UPVC double glazed window and door to the rear allowing access to the rear garden.

First Floor Landing

A light and airy landing providing access to the three good sized bedrooms and family bathroom. Having a UPVC double glazed window to the front and access to the loft space.

Bedroom One

13'8 max x 10'4 max (4.17m max x 3.15m max)

This large double bedroom benefits from built in robes and storage. Having coving to ceiling, a central heating radiator and UPVC double glazed window to the rear.

Bedroom Two

12'7 max x 10'3 max (3.84m max x 3.12m max)

Another large double bedroom, having coving to ceiling, a central heating radiator and UPVC double glazed window to the rear.

Bedroom Three

10'4 max x 6'6 max (3.15m max x 1.98m max)

This good size single bedroom has a central heating radiator and UPVC double glazed window to the front. Currently it has the access for the lift from the lounge and as previously stated if this is not required then please contact branch to discuss options.

Family Bathroom/Wet room

Having a low flush WC, pedestal hand wash basin and electric shower. Having UPVC ceiling, extractor fan, central heating radiator and UPVC double glazed window to the front.

Outside Front

At the front of the property there is a decorative wrought iron gate opening to the good sized paved front garden creating an attractive and low maintenance frontage.

Outside Rear

A particularly generous enclosed rear garden, which is mainly laid to lawn is ideal for children to play and dogs. There is vehicular access to the rear.



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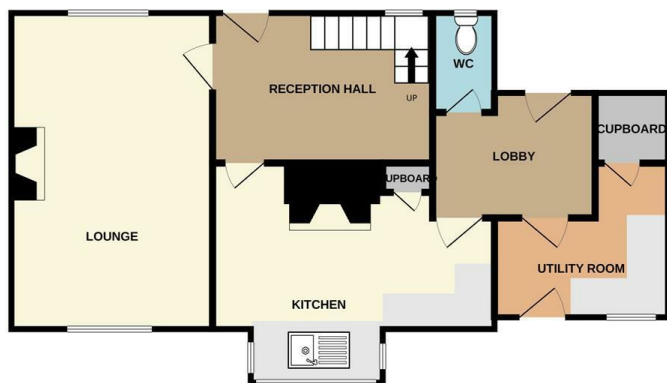


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Floor Plan

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.2 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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