

## Rosa Court, Pontefract



**Fixed Asking Price £54,000**



2



1



1



75

Shared Ownership of 30%. Opportunity to purchase a larger share if required! Welcome to an affordable opportunity to own a delightful 2-bedroom semi-detached house in the heart of Pontefract. This charming property is the perfect choice for first-time buyers or those looking for a comfortable and stylish home within easy reach of the town's amenities. This home offers a warm and welcoming atmosphere with modern features throughout.



- Entrance Porch
- Spacious Kitchen Diner
- Downstairs WC
- Lounge With Good Size Storage Cupboard
- Generous Size Bedrooms
- Bathroom Equipped with a Shower
- EPC- Grade C
- Driveway with parking for 2 cars
- Low Maintenance Garden with Shed
- Shared Ownership, Share of rent around £220

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

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

## Ground Floor

### Entrance Porch

A composite front entrance door, a radiator and a uPVC double glazed window to the side.

### Cloakroom

With a low flush wc, a wash hand basin, tile surround, a radiator and an extractor fan.

### Kitchen Diner

13'6 x 8'9 (4.11m x 2.67m)

Fitted with cupboards, units and drawers, a single sink drainer with mixer taps, built in electric oven with 4 ring hob, chimney style extractor hood, plumbing for a washing machine, integral spot lights, a radiator and a window to the front.

### Lounge

13'6 x 11'8 (4.11m x 3.56m)

A staircase leading to the first floor, under stairs storage shelves and French doors leading into the garden

### Landing

With access to the loft and an airing cupboard

## First Floor

### Bedroom 1

13'6 x 9'7 (4.11m x 2.92m)

A window to the front and a radiator.

### Bedroom 2

11'8 x 7'9 (3.56m x 2.36m)

A window to the rear and a radiator.

### Family Bathroom

A low flush WC, a wash hand basin, panelled bath with shower over, tiled surround with integral lights, a heated towel rail, uPVC frosted window to the rear.

### External

An open plan garden to the front with a driveway for 2 cars and to the rear there is an enclosed garden mainly laid to lawn, patio area and a shed.





Floor Plan



TOTAL FLOOR AREA: 722 sq.ft. (67.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 inspected and no guarantee as to their condition or efficiency is given. Made with Metropix 02023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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