

Walkergate, Pontefract



Asking Price £145,000



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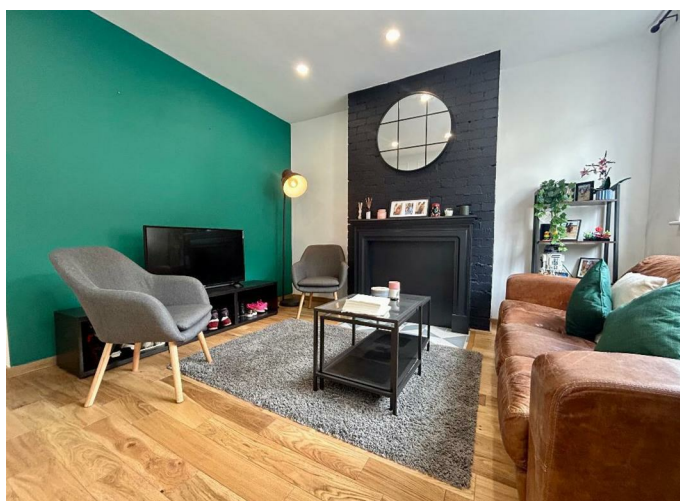


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Crown Estate Agents are proud to bring to the market a beautiful end terrace home, renovated to a high standard where detail is key throughout. Viewings are highly recommended to appreciate the finish of this property and the space, with a new bathroom and kitchen with breakfast bar, new windows and two double bedrooms, this property is perfect for first time buyers wanting a modern feel to an older property with character. The property also benefits from an enclosed rear garden and on-street permit parking.



- Ideal for First Time Buyers
- End Terrace
- On-Street Permit Parking
- Two Double Bedrooms
- New Bathroom and Kitchen
- Modern Throughout
- New Windows
- Enclosed Rear Garden
- EPC currently E - will be updated shortly
- 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

Lounge

11'10" x 12'9" (3.62 x 3.91)

Entering into the lounge from the main entrance, a beautiful space with oak wood flooring, black painted brick chimney breast, panelled wall opposite and a green feature wall. The property benefits from a newly fitted window overlooking the front of the property, modern, grey central heating radiators and integral lights.

Kitchen Dining Area

12'11" x 11'6" (3.94 x 3.51)

An open plan kitchen/dining area fitted with natural units and drawers and oak wood worksurfaces with tiled splashback surround. No detail has been forgotten with brass hardware and matching brass mixer tap over a deep stainless steel inset sink. Other features include integral oven/hob with black extractor over, display shelves & breakfast bar with modern overhead lighting. The kitchen has had new windows fitted which overlooks the rear of the property and out onto the garden area.

Landing

Split between the lounge and kitchen, the landing is decorated in white with black skirting board that run throughout the property and a matching black bannister going up the staircase. The landing is beautifully presented with a feature hanging light fitting, black feature wall that runs up and along the ceiling creating a modern contemporary flow. Access to the loft can be found at the top of the stairs and landing with access to both of the bedrooms and bathroom.

Master Bedroom

12'10" x 11'10" (3.934 x 3.61)

A spacious double room with feature wall paintings and hanging lights at either side of the bed. Newly fitted windows which overlook the front of the property and a modern horizontal grey radiator are some of the features of the room with ample space for furniture.

Second Bedroom

10'7" x 9'1" (3.25 x 2.79)

Currently used as an office, a viewing would be necessary to appreciate the space. The room is another double which would comfortably house a double bed with furniture. New window which overlooks the rear of the property and modern central heating radiator and feature hanging lights, ideally placed for a double bed.

Bathroom

8'1" x 5'10" (2.475 x 1.79)

A modern fitted bathroom comprising of panelled bath with matt black shower over and complimenting shower screen with tiled surround. A modern wash hand basin within vanity storage unit and push button WC. Grey, horizontal central heating radiator and grey wood effect flooring.

Basement / Utility Area

main room 13'1" x 12'0" (main room 4.01 x 3.66)

Access from the kitchen, the basement is split into three separate rooms spanning the length of the full property. The main room of the basement provides a door leading to the rear garden of the property. The basement also benefits from a ceramic sink with hot and cold taps and plumbing for a washing machine.

Exterior

To the front of the property you will find on street permit parking. To the rear you will find an enclosed, low maintenance garden with raised borders planted with evergreen trees, flagged & concrete patio areas for entertaining and established trees to the bottom for privacy.



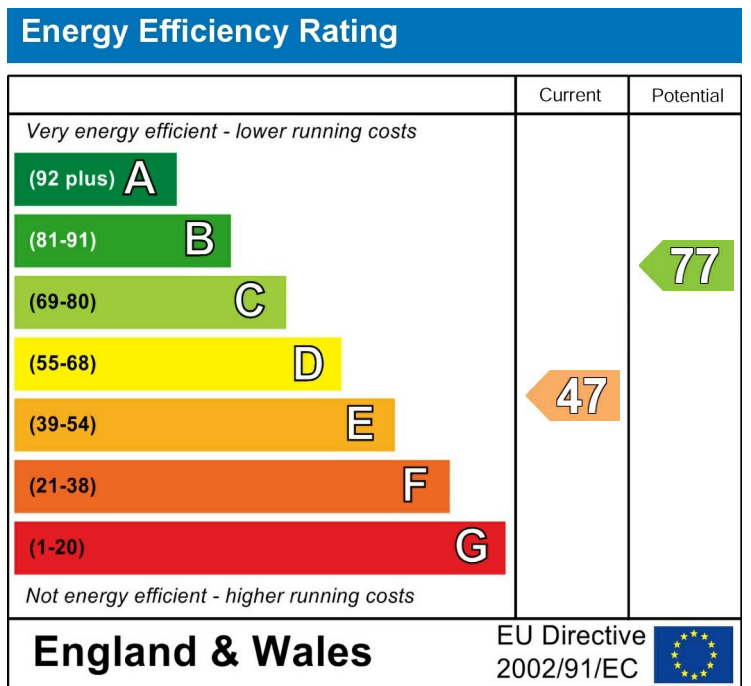
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Floor Plan



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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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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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