

King Street, Pontefract



£155,000



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Welcome to this charming terraced house located on King Street in the heart of Pontefract. This property is perfect for first-time buyers looking for a cozy yet spacious home. As you step inside, you are greeted by a well-proportioned lounge, ideal for relaxing or entertaining guests. The dining kitchen offers a perfect space for family meals and gatherings. Additionally, the property features a convenient store and WC on the ground floor.

Upstairs, you will find three inviting bedrooms, providing ample space for a growing family or for those in need of a home office or guest room. The modern bathroom adds a touch of luxury to this lovely home.

One of the standout features of this property is its prime location within walking distance of the town centre. This means you can enjoy all the amenities, shops, and restaurants that Pontefract has to offer right at your doorstep.

Don't miss out on this fantastic opportunity to own a delightful home in a sought-after location. Contact us today to arrange a viewing and make this house your own!



- Fabulous opportunity for first time buyers. NO UPPER CHAIN
- Freehold
- Good size mid terrace house
- Hall, Lounge with walk in bay, well fitted dining kitchen with fitted oven & hob
- Walk in store/WC and pantry
- Two double bedrooms, one with fitted robes, large single bedroom.
- Modern house bathroom with white suite and fitted shower
- Enclosed front and rear gardens
- EPC grade to follow
- Council Tax Band

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

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

Entrance Hall

With uPVC door with glazed panel into and having a central heating radiator and stairs off to the first floor.

Lounge

14'6" x 9'0" plus bay (4.42 x 2.76 plus bay)

A lovely, bright front facing lounge with walk in bay with uPVC windows, picture rail, coved ceiling, laminate flooring and with a corner fireplace with timber surround and fitted electric fire, central heating radiator.

Dining Kitchen

11'0" x 10'3" (3.37 x 3.13)

Well fitted with a range of fitted units including base cupboards and drawers with laminate work surfaces over, inset single drainer sink with mixer taps over, plumbing for an automatic washing machine, fitted, painted cupboard and display shelving, 4 ring gas hob to the chimney breast reces with under oven and extrator hood over. Central heating radiator, wide rear facing window giving ample natural light, central heating radiator and composite and glazed external door leading to the rear garden. Access off to an under stairs store.

Store/Pantry/WC

7'0" x 5'8" (2.15 x 1.75)

This useful room lies off the kitchen and could be easily integrated into the existing kitchen if required. It offers a good space for storage with pantry area with cold slab off, fitted cupboard and display shelves, a low level flush WC and with rear facing window from the main area and further window from the pantry.

First Floor Landing

Bedroom 1

10'0" x 9'7" (3.05 x 2.94)

Good size, rear facing double bedroom with wide window and a range of fitted robes, one housing the gas fired central heating boiler, central heating radiator and picture rail.

Bedroom 2

9'11" x 8'5" (3.03 x 2.57)

A second good double bedroom with wide front facing window, central heating radiator, picture rail and access off to the loft.

Bedroom 3

8'3" x 6'9" overall (2.54 x 2.07 overall)

Built in bulkhead cupboard, central heating radiator and front facing window.

Bathroom

6'1" x 5'4" overall (1.87 x 1.63 overall)

With modern three piece suite of panelled bath with shower and screen over, wash hand basin and low level flush WC. Rear facing opaque uPVC window, chrome ladder style towel warmer, extractor fan.

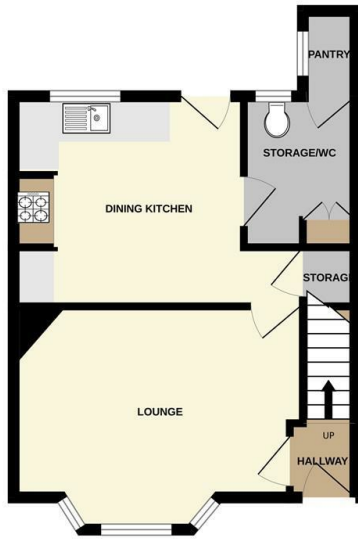
External

Concrete paved front garden with wrought iron fence and gate. Rear garden, again mainly paved, giving a good area for entertaining and with access off for access for taking the bins out.



Floor Plan

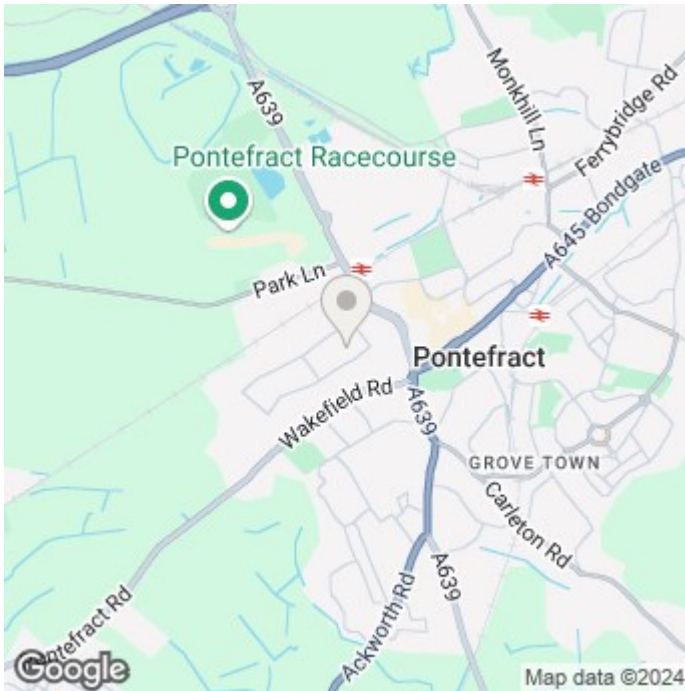
GROUND FLOOR



1ST FLOOR



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. Made with Metropix ©2024



Energy Efficiency Rating

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

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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