

Eastbourne Terrace, Pontefract



Offers Over £125,000



3



1



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61

Welcome to Eastbourne Terrace, Pontefract - a charming location for this delightful three-bedroom semi-detached house that is now available for sale. This property boasts a spacious through lounge, perfect for entertaining guests or relaxing with your family. The good-sized bedrooms offer ample space. Situated on a generous plot, this property has gardens both to the front and rear, providing a lovely outdoor space for gardening enthusiasts or those who simply enjoy basking in the fresh air.

Don't miss out on the opportunity to own this lovely semi-detached house in Pontefract. With its convenient layout, spacious rooms, and beautiful gardens, this property has the potential to become your dream home. Contact us today to arrange a viewing and take the first step towards making this house your own.



- Three bedroom semi-detached home
- Priced to sell
- No upper chain involved
- Well placed for local amenities
- Ideal first time buyer home
- Good size gardens and ample parking
- EPC Grade D
- Council Tax Band A
- Freehold

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

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

Entrance Hall

PVCu external door into, radiator

Through Lounge/Dining Room

20'7" x 11'2" Max (6.27 x 3.40 Max)

With patio doors to the front and rear facing PVCu window, timber fire surround, laminate floor, coved ceiling, two radiators.

Kitchen

10'8" x 7'8" (3.25 x 2.34)

Having fully fitted units including base cupboards and drawers, Laminate work surfaces, inset single drainer stainless steel sink, fitted under oven and 4 ring gas hob with hood over, wall cupboards. Plumbing for an automatic washing machine, part tiled walls, PVCu window and external door to the rear garden

First Floor Landing

PVCu window to the side

Bedroom 1

10'3" x 8'11" (3.12 x 2.72)

Front facing PVCu window, radiator, fitted cupboard.

Bedroom 2

10'8" x 10'0" (3.25 x 3.05)

PVCu window to the rear, radiator

Bedroom 3

8'10" x 7'2" (2.69 x 2.18)

Bulkhead, PVCu window to the front, radiator, wall mounted gas fired central heating boiler

Family Bathroom

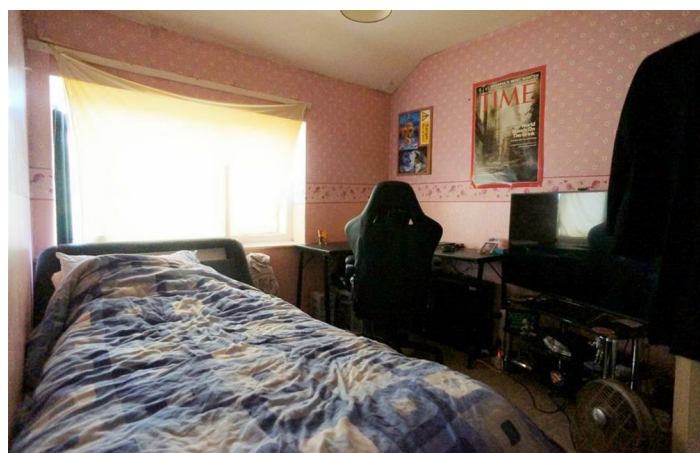
7'0" x 6'4" (2.13 x 1.93)

White suite of panelled bath with shower and bi-fold screen over, pedestal wash hand basin, low level flush WC. Part tiled walls, radiator, PVCu frosted window to the rear.

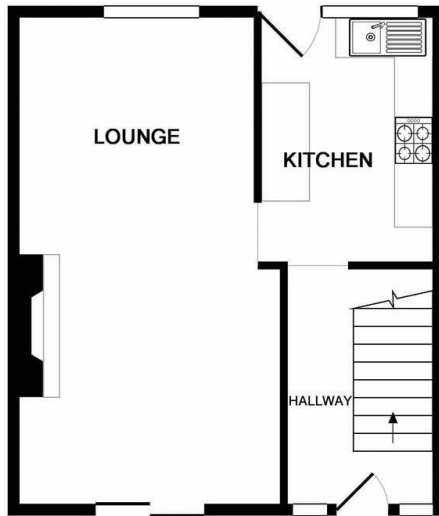
Outside

Front garden mainly of a low maintenance lawn and with parking space to the side. Long, angled rear garden again mainly of lawn with patio area.

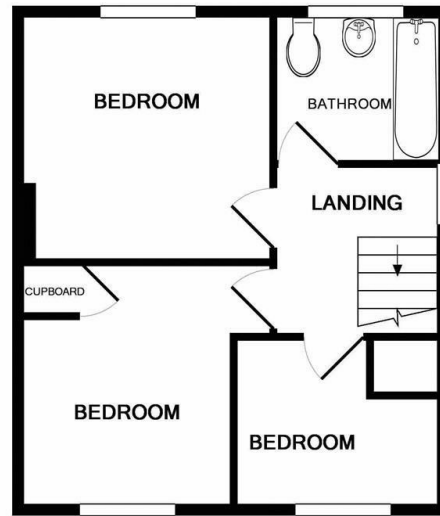
Floor Plan



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 362 SQ.FT.
(33.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 722 SQ.FT. (67.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		83
(69-80) C		
(55-68) D	61	
(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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Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  **CASTLE DWELLINGS**