



CROWN

ESTATE AGENTS

First Avenue, Pontefract



Offers In The Region Of £135,000

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1



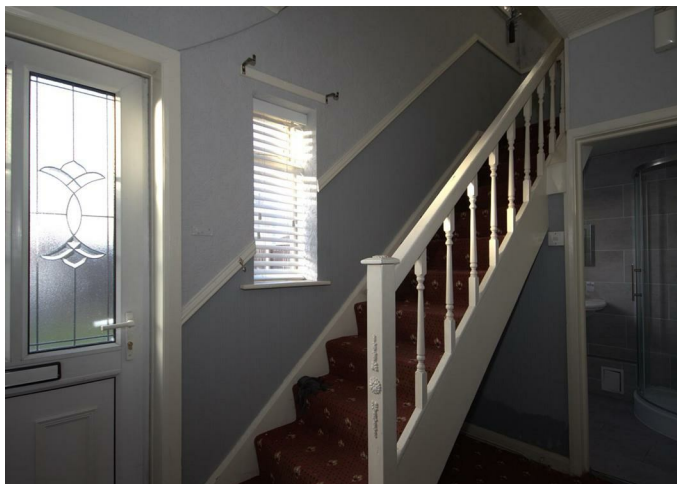
2



69

We are acting in the sale of the above property and have received an offer of £ 132,500 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place



- Ideal first time buyer or family home
- Good size accommodation
- Lounge and kitchen
- Ground floor shower room and toilet. Three first floor bedrooms
- Gardens to front, side and rear. Ample parking
- Freehold
- Council Tax Band A
- EPC Grade C
- Please note this property is sold as seen and no warranties will be given

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

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

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Entrance Hall

9'5" x 5'6" (2.88 x 1.69)

A good size reception space with part glazed uPVC external door, window at the stairfoot, stairs to the first floor and central heating radiator.

Cloakroom

6'3" x 3'1" (1.93 x 0.94)

Having a low level flush WC, window to the front and central heating radiator.

Shower Room

5'5" x 4'7" (1.66 x 1.42)

With tiled walls and corner shower cubicle with glazed screens, wash hand basin, tiled floor and window to the front together with a central heating radiator.

Lounge

14'10" x 12'0" (4.54 x 3.66)

With wide rear facing window giving ample natural light, marble effect fire surround with living flame gas fire, central heating radiator.

Kitchen

10'10" x 9'8" (3.32 x 2.95)

Having ranges of fitted units including base cupboards and drawers with laminate work surfaces over, single drainer 1.5 bowl sink with mixer taps over, 5 ring gas hob with chimney hood over, double oven and integrated dishwasher, fridge and freezer. Plumbing for an automatic washing machine, tiled floor and splash backs, rear facing window and a central heating radiator. Store off housing the gas fired central heating boiler.

First Floor Landing

With access point to the loft, central heating radiator and front facing window.

Bedroom 1

14'10" x 10'4" (4.53 x 3.16)

A great size double bedroom having a rear facing window and central heating radiator.

Bedroom 2

11'6" x 7'7" (3.53 x 2.32)

Second double bedroom with central heating radiator and window to the side.

Bedroom 3

8'7" x 6'8" (2.63 x 2.05)

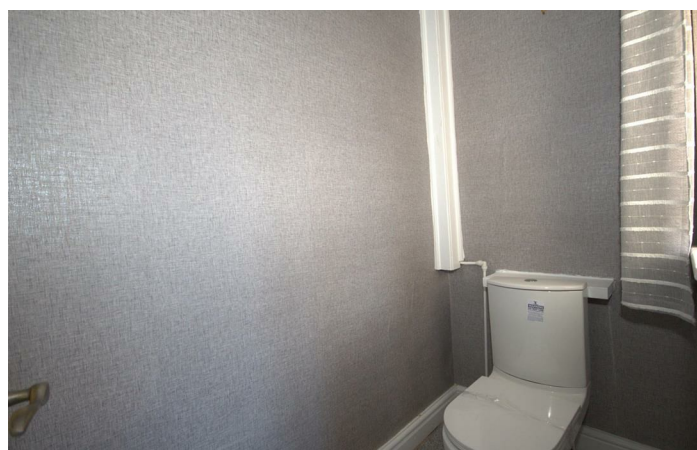
Front facing single bedroom with central heating radiator and window.

External

To the front of the property is a garden area and driveway allowing for parking for several vehicles. The side area is mainly paved and there is a gated access to a further garden space with lawn and shrubs. To the rear is an area of garden and useful store.

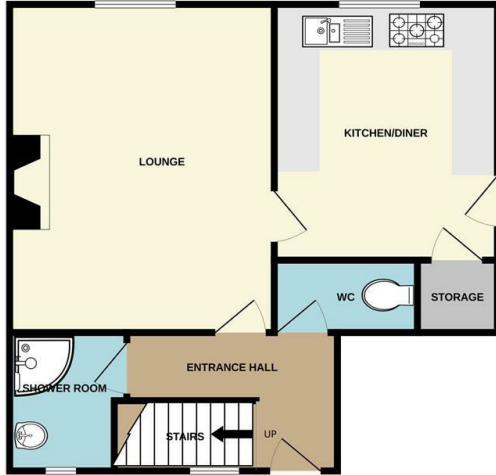
General Note

This property is sold as seen and no warranties are given in respect of services and appliances.



Floor Plan

GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.




TOTAL FLOOR AREA : 873 sq.ft. (81.1 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		82
(69-80) C	69	
(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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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