

## Bondgate, Pontefract



**Offers Over £120,000**



3



1



2



54

While the property does require some works, it presents a fantastic chance for buyers to personalise and enhance the space to their liking. With a little imagination and effort, this house can be transformed into a truly delightful home. Bondgate is a well-regarded location, offering a blend of local amenities and a friendly community atmosphere. This property is not just a house; it is a canvas waiting for you to create your dream living space. Whether you are a first-time buyer or looking to invest, this mid-terrace home in Pontefract is certainly worth considering. Please note the property is currently tenanted at a rent of £750pcm so could present an excellent investment opportunity.



- Spacious Lounge
- Separate Kitchen and Dining Area
- Two Double Bedrooms Containing Built in Storage
- Spacious Family Bathroom with Large Corner Bath
- Third Attic Bedroom with Velux Windows
- EPC Grade E
- Council Tax Band A

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

### Lounge

13'6"×12'2" (4.13×3.72)

Large living area with a cast iron fireplace set into the wall, with pine surround and a large window to the front. of the property.

### Dining Room

13'6"×12'4" (4.13×3.77)

A standalone room with windows to the rear, containing a cast iron fireplace with pine surrounds.

### Kitchen

17'4"×7'5" (5.30×2.27)

Fully fitted kitchen with electric hob and fitted oven, also containing plumbing for both a washing machine and dishwasher.

### Landing

### Bedroom One

13'7"×12'1" (4.15×3.69)

A double sized bedroom with a built in cupboard and a window to the front.

### Bedroom Two

9'10"×6'3" (3.02×1.91)

A double sized bedroom with a built in cupboard and a window to the rear of the property.

### Bedroom Three

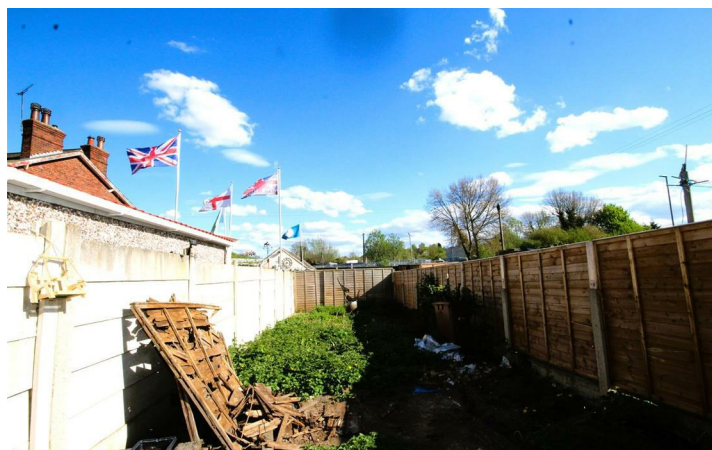
20'1"×13'6" (6.13×4.14)

Located in the attic of the property this bedroom has a cast iron fire place with a white surround as well as a large wooden beam and a velux window to both the front and the rear of the property.

### Family Bathroom

6'9"×6'6" (2.08×2.00)

This family bathroom contains a corner bath with a shower attachment with a white tiled splashback throughout.



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## Floor Plan



TOTAL FLOOR AREA: 1088 sq ft. (101.1 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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		
(69-80) C		
(55-68) D	54	
(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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