

Chequerfield Mount, Pontefract



Offers In The Region Of £155,000



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This charming property presents an exciting opportunity for those looking to create their dream home.

The house is situated in a popular location, conveniently close to a variety of local amenities, ensuring that everything you need is just a stone's throw away. Whether you are looking for shops, schools, or parks, you will find them all within easy reach, making this an ideal spot for first time buyers or a family. With a little imagination and effort, you can transform this house into a stylish and modern living space that reflects your personal taste. The private gardens provide a lovely outdoor area, perfect for relaxation or entertaining guests. Additionally, there is potential to create parking, which is a valuable asset in this area. This property is offered with no upper chain, allowing for a smooth and straightforward purchasing process making it an excellent opportunity for investors or buyers looking to invest in a home to make their own.



- Ideal renovation project
- Popular location within easy reach of local amenities and the Town centre
- Entrance hall, Rear facing lounge
- Dining Room, Kitchen with fitted units and integrated appliances
- Side hall, WC, store and potential utility room
- Three good size bedrooms, modern bathroom
- Gardens to front and rear, potential to create parking.
- Council Tax Band B
- EPC Grade to follow
- Freehold

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

Entrance Hall

11'0" x 6'9" (3.37 x 2.08)

With modern uPVC and panelled external door int, window at the stair foot, central heating radiator, stairs to the first floor and under stair storage cupboard.

Lounge

13'0" x 11'0" (3.97 x 3.37)

A good size and bright rear facing room with wide window, two central heating radiators and open access to the

Dining Room

8'11" x 8'0" (2.72 x 2.44)

Again, rear facing with a wide window and central heating radiator.

Kitchen

11'6" x 8'9" (3.53 x 2.68)

Fitted with a good range of timber units including base cupboards and drawers with laminate work surfaces over having panelled splash backs, inset single drainer stainless steel sink with mixer taps, 4 ring ceramic hob with extractor hood oven and fitted oven below, integrated washing machine, fridge and freezer, wall cupboards. Two front facing windows, tiled floor and central heating radiator.

Side Hall

5'3" x 3'7" (1.61 x 1.1)

With panelled uPVC door to the front and having a storage cupboard off and also a

Toilet

4'10" x 2'7" (1.49 x 0.8)

With high flush WC and front facing window.

Storage/Utility

9'1" x 4'10" (2.78 x 1.48)

Useful space which would be ideal as a utility room having a window to the rear and external door to the rear garden.

Landing

Window to the front and access point to the roof void.

Bedroom 1

11'7" x 10'11" plus door recess (3.54 x 3.34 plus door recess)

Good size double bedroom facing to the rear with wide window and central heating radiator together with an ornamental tiled period fireplace.

Bedroom 2

13'10" x 8'11" max (4.23 x 2.74 max)

Again, a good size double with rear facing window, central heating radiator, recessed shower cubicle and cupboard housing the gas fired central heating boiler.

Bedroom 3

8'5" x 7'6" (2.59 x 2.31)

Good size single with front facing window, central heating radiator and bulkhead over the stairs.

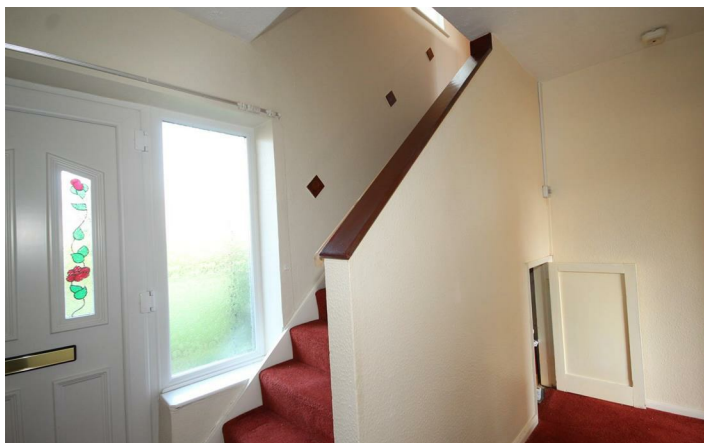
Bathroom

6'2" x 5'2" (1.88 x 1.59)

A modern bathroom with white suite of panelled bath, half pedestal wash hand basin and low level flush WC. Tiled surrounds, central heating radiator and opaque front facing window.

External

To the front of the property, there is a screen hedge for privacy and gate leading onto a footpath which serves access to the property, The path is bounded by lawns, flower and shrub beds to each side. This area could provide ample parking space if required. The rear garden is enclosed and private, is again mainly of lawn with flower and shrub beds.



Floor Plan

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 867 sq.ft. (80.5 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		
(69-80) C		
(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 	

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