

Barnsley Road, Pontefract



Offers Around £165,000



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This well-presented property is an ideal choice for first-time buyers or young families seeking a welcoming home. With its thoughtfully designed layout, this residence offers a comfortable living space that is ready for you to move in and make your own.

The property boasts enclosed gardens, providing a safe and private outdoor area for children to play or for you to enjoy a peaceful afternoon in the sun. The location is particularly advantageous, as it is conveniently situated close to local amenities, ensuring that all your daily needs are within easy reach. Additionally, excellent rail and road links are nearby, making commuting and exploring the surrounding areas a breeze.

One of the standout features of this property is that it comes with no upper chain, allowing for a smooth and straightforward purchasing process. This is a rare opportunity to acquire a lovely home in a desirable location, perfect for those looking to settle down in a friendly community. Do not miss the chance to view this delightful property and envision the wonderful memories you could create here.



- Great sized semi detached family home
- Outside front yard and enclosed rear garden
- Entrance hall
- Lounge, Dining room, Conservatory
- Kitchen with fitted appliances
- Three bedrooms, modern shower room
- Two Single garages
- EPC rating to follow
- Freehold
- Council tax band B

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

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

Reception Hall

13'4" x 5'5" (4.08 x 1.66)

A lovely, welcoming entrance area with composite and glazed external door, central heating radiator, stairs to the first floor and an under stairs storage cupboard.

Lounge

12'6" x 9'10" plus bay (3.83 x 3.02 plus bay)

A good size reception room with walk in bay to the front and with a focal point of a gorgeous period timber fire surround with over mantle mosaic glass mirror and tiled, arched fireplace with matching hearth. Central heating radiator.

Dining Room

14'0" x 10'6" (4.28 x 3.21)

Another generous reception room offering a great space for formal dining and entertaining with laminate flooring, central heating radiator and French door to the

Conservatory

8'10" x 7'11" (2.71 x 2.43)

A lovely addition to the property giving space for chilling after dinner or just enjoying the views of the garden and having French windows to the garden and laminate flooring.

Kitchen

10'7" x 7'4" (3.24 x 2.26)

Well fitted with a range of modern units including base cupboards and drawers with laminate working surfaces over, inset single drainer sink with chrome mixer taps over, fitted four ring gas hob with pull out hood over and fitted oven below. Wall cupboards, concealed gas fired central heating boiler, part tiled walls, plumbing for an automatic washing machine and external door to the rear garden.

First Floor Landing

Having access to the loft and side facing window.

Bedroom 1

12'8" x 10'6" (3.87 x 3.22)

Good size, front facing double bedroom with a range of fitted wardrobes and storage cupboards to one wall, a period cast fire surround, picture rail, dado rail and central heating radiator

Bedroom 2

11'5" x 10'6" plus door recess (3.49 x 3.21 plus door recess)

A second, generous double bedroom with rear facing window and again having a period cast fire surround and central heating radiator.

Bedroom 3

8'3" x 7'6" (2.53 x 2.29)

A single bedroom located to the front and having a fitted wardrobe and storage cupboards, coved ceiling, small bulkhead and a central heating radiator.

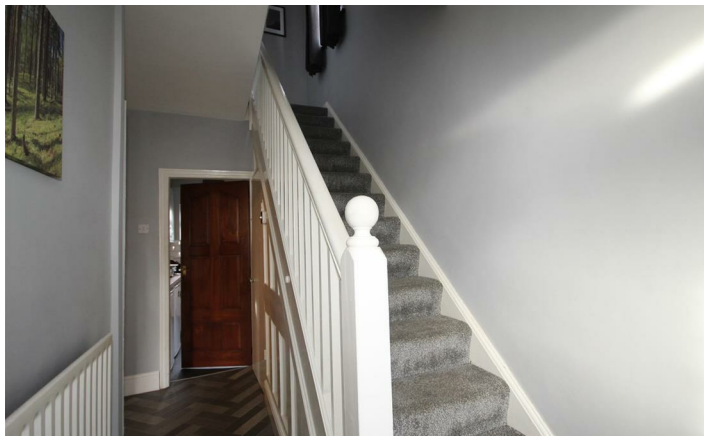
Shower Room

7'7" x 5'10" (2.33 x 1.78)

A modern shower room with white suite of low level flush WC, pedestal wash hand basin and shaped shower cubicle with plumbed in shower and both curved and flat glazed screens. Tiled surround, rear facing opaque window, tall, ladder style chrome towel warmer, inset lighting to the panelled ceiling and linen cupboard off

Outside

To the front of the property is an enclosed, mainly paved garden with gated access to the property. At the rear is an enclosed and private garden of upper Indian stone paved patio with arbor gate leading down to the lower garden which has areas of lawn, shrub borders and paved footway. At the foot of the garden there are two garages approached from Clock Row.

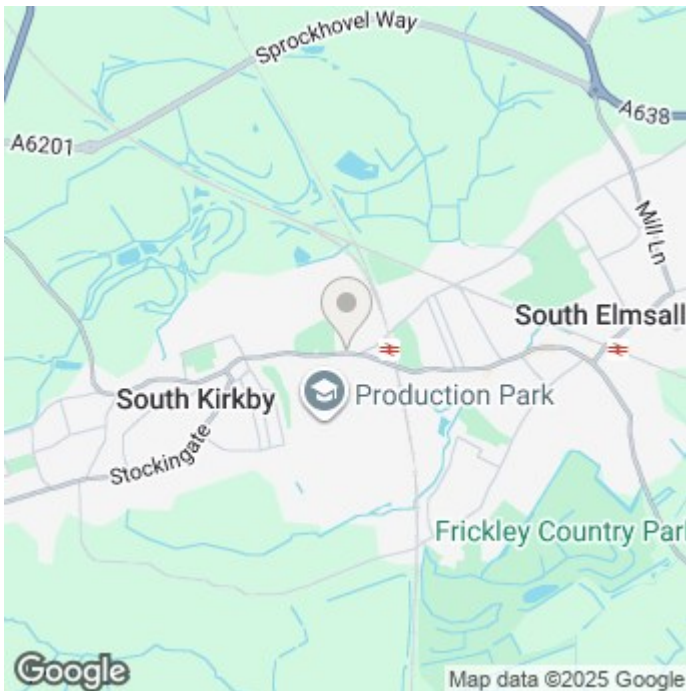


Floor Plan




TOTAL FLOOR AREA : 952 sq.ft. (88.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Metaphor CDS25



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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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