



CROWN

ESTATE AGENTS

Whinney Close, Pontefract



£120,000



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This delightful property presents an excellent opportunity for first-time buyers and savvy investors alike. With a competitive price that is sure to attract attention, this property is poised to sell quickly. The property is situated in a friendly neighbourhood, offering a sense of community while still being close to local amenities and transport links. This makes it an attractive option for those looking to enjoy the benefits of suburban living without sacrificing convenience. Whether you are stepping onto the property ladder for the first time or looking to expand your investment portfolio, this semi-detached house on Whinney Close is a promising choice. With its appealing features and prime location, it is a property that should not be missed.



- Off Street Parking
- Spacious Living Area
- Kitchen with Dining Space
- Two Good Sized Double Bedrooms
- Fully Fitted Family Bathroom
- Private Rear Garden
- EPC Grade D
- 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

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

Ground Floor

Lounge

16'6" x 11'3" (5.05 x 3.45)

Access into the property through a composite door with feature windows. The lounge is welcoming space with laminate flooring, panelled walls, a feature fireplace and stairs to the first floor as well as a double glazed window overlooking the front of the property.

Kitchen/Diner

16'6" x 8'6" (5.05 x 2.6)

A fully fitted kitchen consisting of both wall mounted and under counter cupboards, sink with mixer tap, a built in oven and electric hob with extractor hood, plumbing for a washing machine. The kitchen space also has laminate flooring throughout and a two windows overlooking the rear of the property as a side entrance.

First floor

Landing

With a double glazed window overlooking the side of the property

Bedroom One

16'6" x 9'10" (5.05 x 3)

A good sized double bedroom with a central heating radiator and a window overlooking the front of the property.

Bedroom Two

10'0" x 8'7" (3.07 x 2.64)

A second good sized double bedroom with a central heating radiator and a double glazed window overlooking the rear of the property.

Bathroom

7'4" x 5'6" (2.26 x 1.68)

A fully fitted three piece suite consisting of a bath with shower unit over, a pedestal hand basin and a low flush WC. The bathroom is also fitted with part tiled walls, a central heating radiator and a frosted double glazed window overlooking the rear of the property.

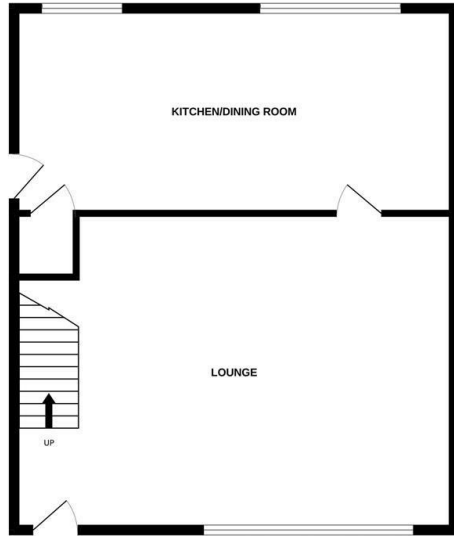
External

The front of the property comprises of a brick boundary wall and a block paved driveway allowing for off street parking. To the rear of the property there is a completely private and secure garden space.

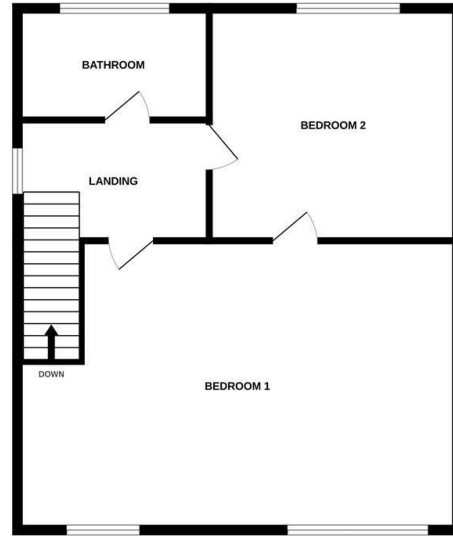


Floor Plan

GROUND FLOOR



1ST FLOOR



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		77
(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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