

Willow Park, Pontefract



Offers In Excess Of £150,000



3



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52

Offering a great opportunity for first time buyers wanting to produce a home to their own specifications, this traditionally built, mature end house stands on a good size garden plot and is offered for sale with NO UPPER CHAIN INVOLVED. It lies close to local amenities and has good local schools close by and access to motorways and rail links are short distances away. A great opportunity so book your viewing today.



- Three bedroom end house with NO UPPER CHAIN
- Ideal for someone wanting to put their own stamp on a property
- Good size rear facing lounge
- Dining kitchen with fitted oven and hob
- Ground floor WC, three good size bedrooms, modern shower room
- Well presented and established garden front and rear
- Separate single garage
- Close to local amenities, schools, shops and transport links
- Council Tax Band - A
- EPC - Grade E

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

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

Entrance Hall

11'1" x 6'0" (3.39 x 1.85)

With half glazed external door into, stairs off to the first floor and understairs storage cupboard.

Lounge

13'2" x 13'0" (4.03 x 3.98)

A spacious lounge with a large window to the rear with views of the garden, timber fire surround with fitted electric fire, coved ceiling and central heating radiator.

Kitchen

10'8" x 12'7" (3.27 x 3.86)

An L-shaped kitchen offering a selection of cupboards and draws with ample storage space, there is plumbing for a washing machine, an electric hob and built in oven along with an extractor fan. This is a bright area with windows to each side. Tiled floor, central heating radiator. Off the kitchen is a rear entrance hall off which are a

WC and Separate Storage

5'1" x 2'3" (1.55 x 0.71)

A small convenient WC located off the hall with a small storage area next to it.

Bedroom 1

13'3" x 10'7" (4.06 x 3.24)

Located to the rear of the house, a large double sized bedroom with fitted wardrobes, central heating radiator and coved ceiling.

Bedroom 2

13'8" x 8'3" (4.18 x 2.54)

A further good size double bedroom to the rear of the property with central heating radiator.

Bedroom 3

9'10" x 5'10" (3.01 x 1.80)

To the front of the property, this large single bedroom has a central heating radiator.

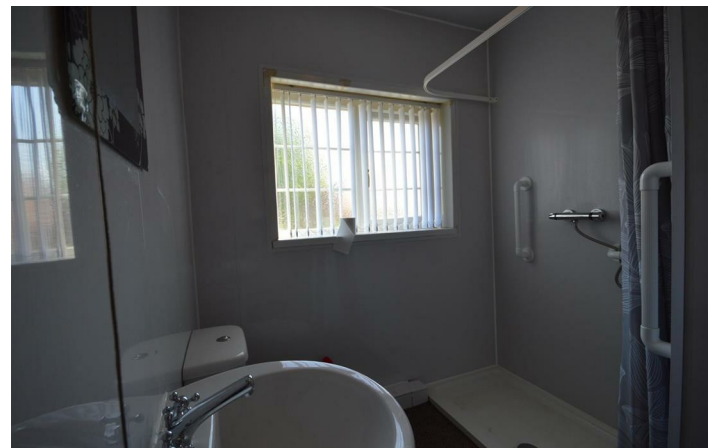
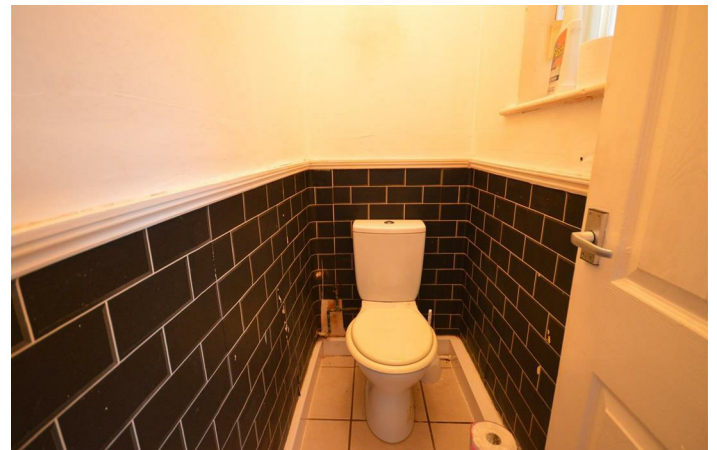
Shower Room

8'0" x 6'0" (2.45 x 1.83)

Having a modern walk in shower tray with uPVC panelled walls and electric shower, low flush WC and wash hand basin located at the front of the property. Radiator, opaque window and storage cupboard off.

External Space

The property stands on a large corner plot with gardens to three sides comprising well kept lawns to both the front and rear of the property with a selection of well established plants and shrubs. To the side is a paved area with gate access and there is also a single garage to the rear of the garden.



Floor Plan

GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.4 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. The 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	52	
(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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