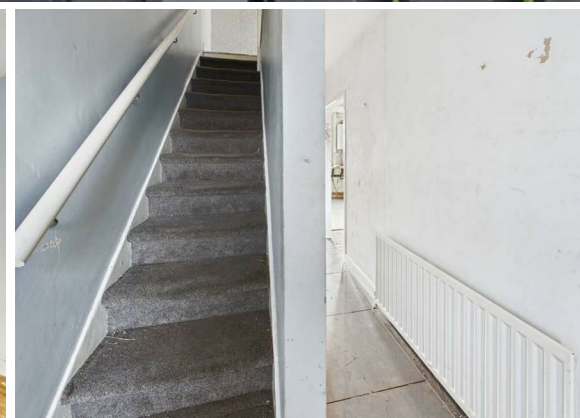
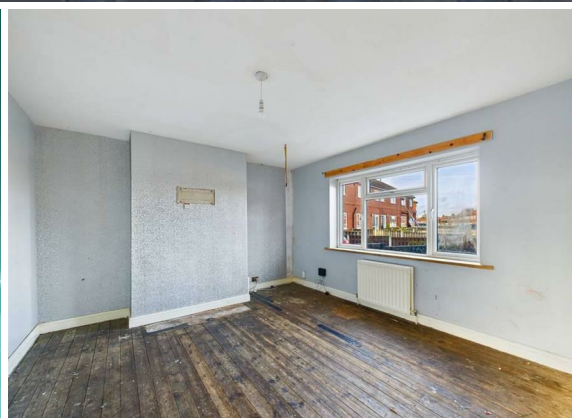




4 Bed
House - Terraced
located in
Pontefract

Starting Bid £90,000



LOGIC
REAL ESTATE

Eastbourne Terrace
Pontefract
WF8 2HG



This terraced house presents an excellent opportunity for families and investors alike. This property benefits from its proximity to local amenities, schools, and parks. The surrounding area is well-connected, providing easy access to transport links for commuting or exploring the wider region.

To the ground floor, the entrance hall gives you access to the bathroom, kitchen and living room. To the first floor, the landing gives you access to all four bedrooms.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Hallway
5'6" x 4'3"

Tiled flooring. Central heated radiator. Access to the bathroom, kitchen, living room and staircase leading to the first floor.

Living Room
13'10" x 12'4"

Central heated radiator. UPVC windows looking to the front of the property. Access to the kitchen.

Kitchen
13'10" x 8'7"

Access door to the rear garden. UPVC windows looking to the rear of the property. Range of high and low level kitchen units. Stainless steel mixer tap over sink with drainer. Central heated radiator.

Bathroom
5'7" x 8'7"

UPVC frosted window looking to the rear. Central heated radiator. Stainless steel taps over wash hand basin. Toilet with low level flush. Bath with stainless steel taps.

Landing
7'3" x 6'5"

Access to all four bedrooms.

Main Bedroom
12'1" x 11'1"

UPVC window looking to the rear of the property.

Bedroom Two
10'8" x 10'4"

UPVC window looking to the front of the property. Central heated radiator.

Bedroom Three
8'8" x 7'10"

UPVC window looking to the front of the property. Central heated radiator.

Bedroom Four
7'5" x 7'5"

UPVC windows looking to the rear of the property. Central heated radiator. Ideal for a home office or snug.

Rear Garden

The rear garden is a generous outdoor space, partly paved with a patio area and the rest laid to bare earth, offering plenty of potential for landscaping or gardening. It is enclosed by dark wooden fencing.



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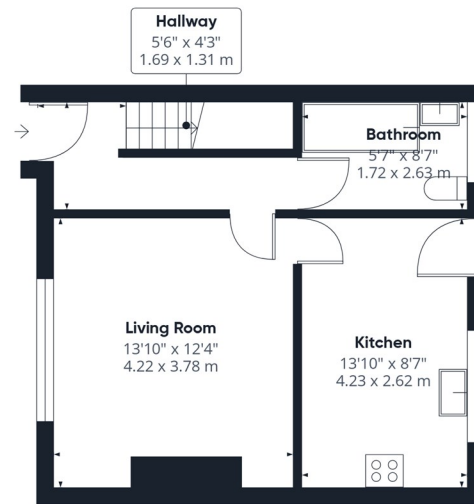
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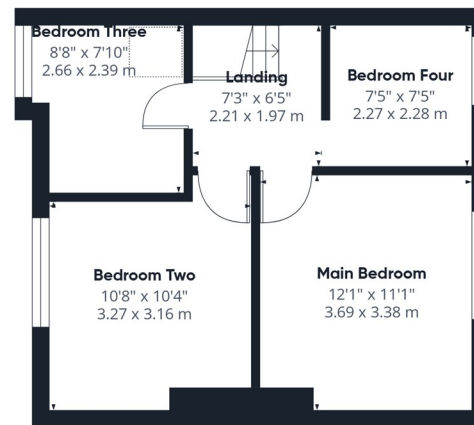
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Floor 0



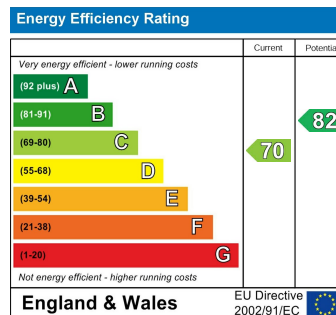
Floor 1

Approximate total area⁽¹⁾
800 ft²
74.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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