



**Stumpcross Lane, Pontefract**

**£190,000**

  
**MARTIN & CO**

# Stumpcross Lane, Pontefract

## House - End Terrace

2 Bedrooms, 2 Bathroom

£190,000

- MODERN END TOWN HOUSE
- IDEAL FIRST TIME BUY
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- LIVING ROOM/DINING ROOM WITH FRENCH DOORS OPENING ONTO REAR GARDEN
- LANDSCAPED REAR GARDEN
- OFF ROAD PARKING FOR TWO CARS
- TWO BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM
- UPGRADED FROM THE STANDARD BUILDER SPECIFICATION
- EPC BAND B
- CLOSE TO TOWN CENTRE AND TRANSPORT LINKS

Modern two bedroom, two bathroom end town house, set in a small cul de sac. Kitchen with integrated appliances. Landscaped rear garden. En-suite shower room. Off road parking for 2 cars. This will make a lovely first time buy, viewing recommended



**ENTRANCE HALL**

The main entrance door to the property opens into the hallway, with archway through into the kitchen. Door to downstairs w.c., stairs to the first floor.

**KITCHEN**

Fitted with an attractive range of gloss wall and base cabinets. Quartz white sparkle worktops with matching upstand. Integrated appliances including tall fridge/freezer, dishwasher and washing machine. Built under double oven, ceramic hob with stainless steel splashback with chimney style extractor over. Under cabinet lighting and plinth heater. Inset one and a half bowl stainless steel sink and mixer tap. Wall mounted gas central heating boiler set into a wall cabinet. Inset spot lights to the ceiling. Window to the front elevation.

**DOWNSTAIRS W.C.**

With white suite comprising w.c. and corner pedestal basin. Half tiled. Window to side elevation.

**LIVING ROOM/DINING ROOM**

Part glazed door leads from the hall into the main reception room. Comprising living and dining areas, with area lighting over the dining space. French doors opening on to the rear garden. Understairs storage cupboard.

**LANDING**

With white painted balustrade. Doors to the two bedrooms and family bathroom.

**REAR BEDROOM**

Double bedroom with door to en-suite. Window overlooking the rear garden.

**EN-SUITE SHOWER ROOM**

With shower cubicle, w.c. and pedestal basin. Shower cubicle fully tiled, half tiled to the remaining walls.

**FRONT BEDROOM**

A further double bedroom, with two windows to the front elevation. Storage cupboard.

**BATHROOM**

With white suite comprising bath with shower over, w.c. and wall mounted basin. Fully tiled around the bath with remaining walls half tiled.

**OUTSIDE**

The front garden to the property mainly comprises the private parking area belonging to the property, which has space for 2 cars. Planted borders. Path gives access around the side of the house to the rear garden, which is tiered and landscaped, making an attractive space for outside relaxing and entertaining.

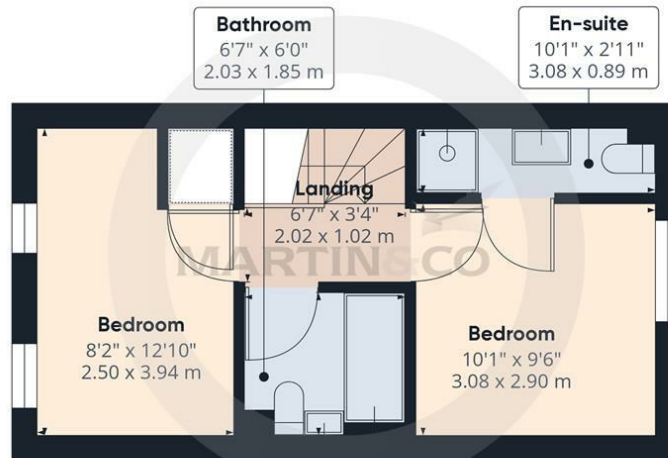


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>96</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	<b>96</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



Floor 1



Floor 2



**Approximate total area<sup>®</sup>**

611.6 ft<sup>2</sup>  
56.82 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

