



Baghill Lane, Pontefract

£180,000



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House

3 Bedrooms, 1 Bathroom

£180,000

- REINTRODUCED TO THE MARKET AFTER EXTENSIVE REMEDIAL WORKS
- MATURE BRICK BUILT 3 BEDROOM SEMI DETACHED FAMILY HOME
- FRONT & REAR GARDENS, EXTENSIVE TO THE REAR, DRIVEWAY AND DETACHED GARAGE
- IN NEED OF MODERNISATION, HENCE THE PRICE
- WITHIN WALKING DISTANCE OF SCHOOLS, SHOPS & TOWN CENTRE
- RECEPTION HALL, LOUNGE, OPEN PLAN KITCHEN/DINER with FRENCH DOORS to REAR
- LANDING, TWO DOUBLE & ONE SINGLE BEDROOM. HOUSE BATHROOM with SHOWER
- CLOSE TO MOTORWAYS, BEING IDEAL for the COMMUTER
- EARLY VIEWING RECOMMENDED. SO MUCH POTENTIAL!
- COUNCIL TAX BAND B

DON'T MISS OUT! Reintroduced to the market. An opportunity to purchase a PARTICULARLY SPACIOUS mature, brick built, three bedroom FAMILY HOME. In need of MODERNISATION, hence the price, this property has remained within the same family since it was built and OFFERS SO MUCH POTENTIAL for the successful purchaser to create their own dream home and enjoy their next chapter for many years to come. Set within GENEROUS GARDENS, particularly to the rear of the property where the property can be accessed from Eastfield Drive. There are double gates opening onto the DRIVEWAY leading to a DETACHED GARAGE set within EXTENSIVE GARDEN, mainly laid to lawn with a flagged patio, ideal for children to play and outdoor entertaining. Situated in this popular residential location, the property is conveniently placed close to schools for all ages and Pontefract town centre offering a wealth of local amenities. The A1 motorway is just a short drive away in turn providing access for the M62 & M1, being ideal for the commuter. EARLY VIEWING RECOMMENDED AS THIS PROPERTY WILL SELL VERY QUICKLY.



Reception Hall

A UPVC double glazed door opens to this spacious hall, having stairs leading to the first floor and central heating radiator.

Lounge

Having a walk in bay window to the front aspect, the focal point of the room is a feature fire place housing a gas fire. Central heating radiator.

Kitchen/Dining Room

A particularly spacious room which has a range of base and wall cupboard units with a feature inglenook style inset where there is an electric range cooker. Double glazed window to the rear aspect. There are laminate work tops incorporating a single stainless

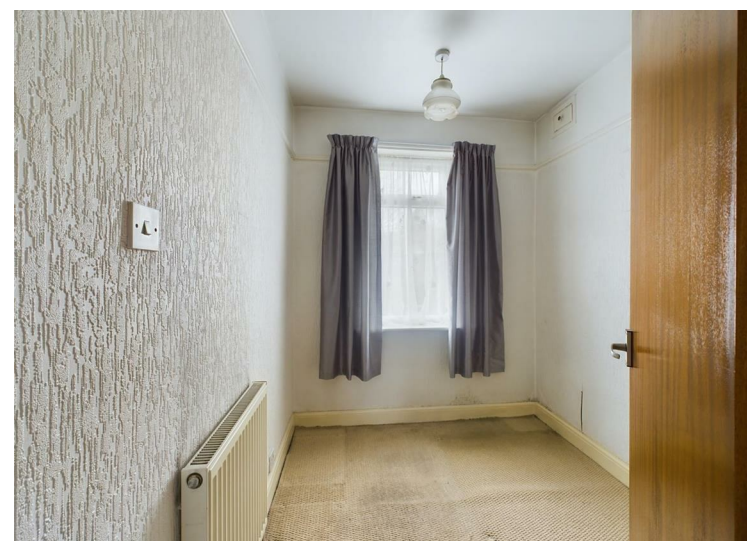
steel sink/drainer There is a useful under stairs storage cupboard off the dining area and French doors opening to the rear patio, ideal for outdoor entertaining.

First Floor Landing

Having a UPVC double glazed window to the side elevation and loft access which is boarded for storage purposes.

Bedroom One

A generous double room having a walk in bay window to the front aspect and a central heating radiator. There is what is believed to be the original picture rail and a fire place which has been concealed, each being characteristic of the period.



Bedroom Two
 Another generous double room having a picture rail, window to the rear aspect, a central heating radiator. and two useful built in storage cupboards.

Bedroom Three
 A single bedroom having a window to the front aspect and a central heating radiator.


House Bathroom
 Having a rectangle panelled bath, hand wash basin, low flush WC and shower cubicle. There is a frosted window to the rear aspect and central heating radiator.


Outside Front
 There is a boundary wall and wrought iron gate which opens to this attractive low maintenance garden with a

path leading to the arched front porch and also to the side and rear garden.

Outside Rear
 This extensive rear garden has vehicular access from Eastfield Drive. The wrought iron gates open to the flagged drive which leads to the detached concrete sectional detached garage. The extensive garden which is mainly laid to lawn is ideal for children to play in their own space.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC 	





Floor 1



Floor 2



Approximate total area⁽¹⁾

906.74 ft²
84.24 m²

(1) 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.

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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.

