

Tanshelf Drive, Pontefract

£195,000


MARTIN&CO

Tanshelf Drive, Pontefract

House - Detached 3 Bedrooms, 1 Bathroom

£195,000

- LOCATION LOCATION LOCATION! A FABULOUS INVESTMENT OPPORTUNITY TO CREATE A DREAM HOME
- FORMER QUAKER'S HOUSE BUILT IN 1874 - POTENTIAL IS ENDLESS
- SIMPLY MUST BE VIEWED IN ORDER TO APPRECIATE THE SPACE OF LIVING ACCOMMODATION AND OUTSIDE SPACE
- JUST 0.5 MILES AWAY FROM PONTEFRACT TOWN CENTRE SERVED BY A WEALTH OF LOCAL AMENITIES
- WELL REGARDED SCHOOLS FOR ALL AGES ARE WITHIN A SHORT WALKING DISTANCE
- BRIEFLY COMPRISES: TWO RECEPTION ROOMS, KITCHEN, STORAGE SPACES AND BASEMENT
- FIRST FLOOR LANDING WITH ACCESS TO THREE BEDROOMS, HOUSE BATHROOM AND W.C.
- EASY ACCESS TO MOTORWAY NETWORK AND PUBLIC TRANSPORT LINKS
- GREAT LEISURE/KEEP FIT FACILITIES WITH ASPIRE AT PONTEFRACT PARK & JUNCTION 32/XSCAPE BEING A SHORT DRIVE AWAY
- LARGE WALLED GARDEN, GARAGE AND OUTBUILDINGS - DON'T MISS OUT!

Located on Tanshelf Drive in the vibrant market town of Pontefract, this former Quaker's house, built in 1874, presents a remarkable opportunity for those looking to create their dream home. With its rich history and character, the property offers endless potential for renovation and personalisation.

The house boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The kitchen provides a functional space for culinary endeavours, while ample storage options and a basement add to the practicality of the home. The first floor features a landing that leads to three well-proportioned bedrooms, ensuring comfortable living for families or individuals alike. A house bathroom and separate W.C. complete the upper level, catering to the needs of modern living.

Location is key, and this property does not disappoint. Situated just 0.5 miles from Pontefract town centre, residents will benefit from a wealth of local amenities, including shops, cafes, and restaurants. Families will appreciate the proximity to well-regarded schools for all ages, all within a short walking distance.

For those who enjoy an active lifestyle, the area offers excellent leisure and fitness facilities, including the Aspire at Pontefract Park. Additionally, the property enjoys easy access to the motorway network and public transport links, making commuting a breeze.

This house is a must-see for anyone looking to invest in a property with character and potential in a desirable location. Viewing is highly recommended to fully appreciate the generous living accommodation and outdoor space this home has to offer.



Hallway
UPVC double glazed front entrance door. Featuring original carved spindled wooden staircase, partial panelling to walls, cornice to ceiling and central heating radiator. Storage cupboard off and access to the basement. Rear wooden door.

Lower Ground Floor
Basement.

Reception Room
Having a large walk in bay window to the front aspect, cornice to ceiling, panelled walls, central heating radiator and feature fireplace with decorative tiled back and hearth housing an electric fire.

Reception Room
Having a large walk in bay window to the front aspect, cornice to ceiling, picture rail, Adam style fire place with marble style back and hearth housing an electric fireplace and central heating radiator.

Kitchen
Having base cupboard units, roll edge work surfaces incorporating a stainless steel sink/drain. Chimney style extractor fan, central heating radiator and window overlooking the side aspect. There are two walk in storage rooms off.

First Floor Landing
Having a window overlooking the rear aspect and storage cupboard.



Bedroom One
Having a window overlooking the front aspect and central heating radiator.

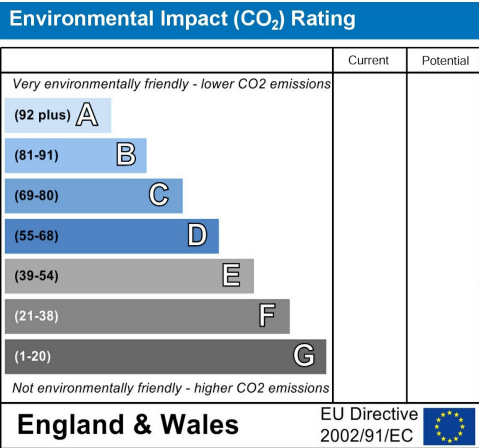
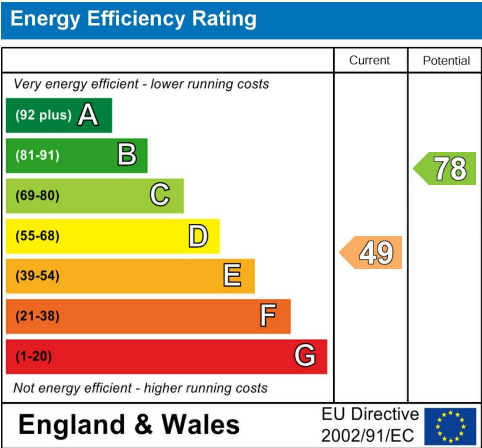
Bedroom Two
Having a window overlooking the front aspect and central heating radiator.

Bedroom Three
Having a window overlooking the rear aspect, central heating radiator and built in storage cupboards.

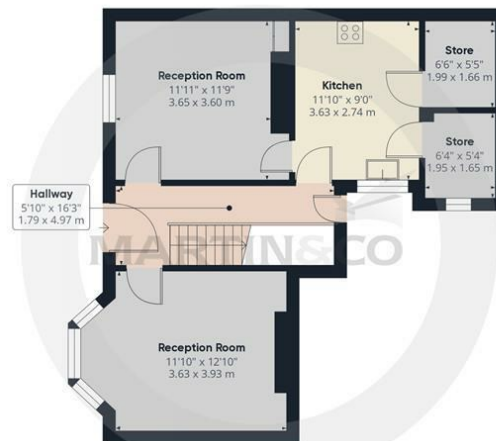
Bathroom
Having a rectangle panel bath, pedestal hand wash basin, partially tiled walls frosted window.

WC
Having a low flush WC a central heating radiator and frosted window.

Outside
To the front of the property there is a large mature walled garden, whilst to the rear there is a small yard with access to a built in store. There are timber gates opening to the large garage.







Floor 1



Floor 2

Approximate total area⁽¹⁾

1077.46 ft²
100.1 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.