

2 Bed

House - End Terrace

located in

Pontefract

Offers Over £140,000







LOGIC

REAL ESTATE

Kingsmead

Pontefract

WF8 4EP









Lead In

Situated in a popular residential area of Pontefract, this well-proportioned two double bedroom end-terrace property offers an excellent opportunity for a wide range of buyers. Ideally positioned within a short walk of Pontefract town centre, the property is close to a fantastic selection of shops, amenities and highly regarded primary and secondary schools.

The property is offered in move-in condition throughout, whilst also providing plenty of scope for the new owner to put their own stamp on the home. There is potential to update the décor, fixtures and fittings to create a home tailored to individual taste.

The accommodation comprises an entrance into a kitchen with open-plan dining area, together with a separate lounge. To the first floor are two generous double bedrooms and a family bathroom.

Externally, one of the property's standout features is the excellent-sized front and rear gardens, providing fantastic outdoor space for families, entertaining or simply enjoying the warmer months. The property also benefits from a shared driveway to the side, providing convenient off-road parking.

Pontefract offers a vibrant town centre with a wide range of shops, restaurants, leisure facilities and everyday amenities, alongside excellent transport links including multiple railway stations, bus services and easy access to the motorway network.

This is a fantastic opportunity for first-time buyers, couples, families, downsizers or investors. Properties in this popular location are highly sought after and can attract strong levels of interest, so an internal inspection is highly recommended to fully appreciate the accommodation and potential on offer.

Entrance Hall
3'8" x 3'11"
Access to the living room and stairs leading to the first floor. Central heated radiator.

Living Room
12'10" x 12'6"
Feature fire with hearth and surround. Access to the kitchen. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Kitchen Diner
8'11" x 16'11"
Range of high and low level kitchen units. Integrated oven. Sink with drainer and chrome tap. Wood effect flooring. Door providing access to the rear garden. Central heated radiator. UPVC double glazed windows to the rear and side elevations.

Landing
2'11" x 4'7"
Access to both bedrooms and the house bathroom. Carpeted throughout. UPVC double glazed window to the side elevation.





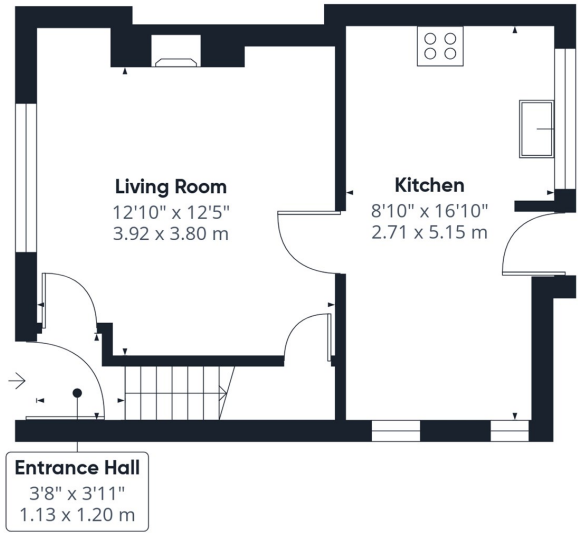


Bedroom One
11'3" x 13'11"
Access to storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

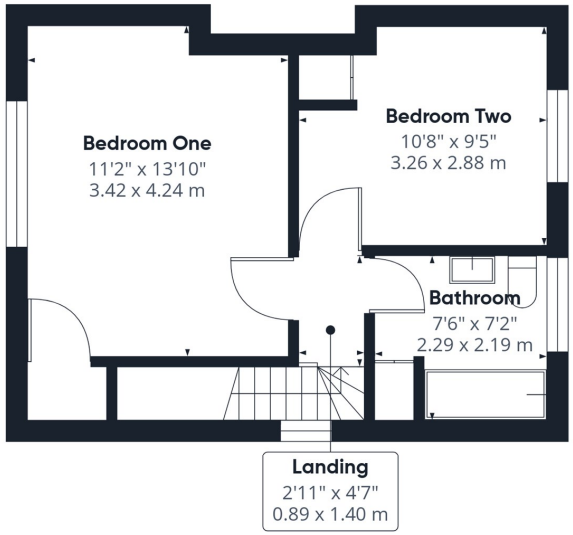
Bedroom Two
10'8" x 9'5"
Access to storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bathroom
7'6" x 7'2"
White suite comprising of panel bath with stainless steel taps and electric shower. WC with low level flush. Wash hand basin with chrome taps. Full height wall tiling. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

External
To the front of the property is a good-sized garden area with a pathway providing access to the front entrance door. A shared driveway runs alongside the property, providing access towards the rear.
To the rear is a superb, generously proportioned enclosed garden, predominantly laid to lawn with established boundary walls and fencing. Offering an excellent degree of outdoor space, the garden provides fantastic potential for landscaping and is ideal for outdoor entertaining, children and families. There is also space for useful garden storage.



Floor 0



Floor 1

Approximate total area(1)

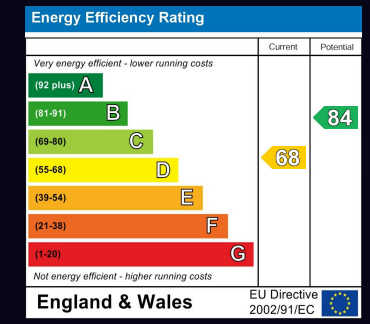
681 ft²

63.3 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.

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