



Beechlands, Pontefract WF8 3RR



Welcome to

Beechlands, Pontefract

Three bedroom end-terraced property offered with NO ONWARD CHAIN. The property requires full modernisation throughout. Fantastic location and a great opportunity for a developer/investor!



Entrance Hall

With a UPVC double glazed front entrance door and a gas central heating radiator.

Wc

With a low level flush WC.

Lounge

18' 3" x 12' 2" (5.56m x 3.71m)

With a UPVC double glazed window to the front aspect, focal fire place and a gas central heating radiator.

Dining Room

8' 3" x 9' (2.51m x 2.74m)

With UPVC sliding patio doors to the rear and a gas central heating radiator.

Kitchen

9' 3" x 9' 2" (2.82m x 2.79m)

A fitted kitchen consisting of wall and base units with work surfaces over, stainless steel sink and drainer, wall mounted boiler, plumbing for washing machine, side entrance door, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Landing

With a UPVC double glazed window to the side aspect and storage cupboard.

Bedroom One

12' 8" x 11' 6" max (3.86m x 3.51m max)

With a UPVC double glazed window to the front aspect, built in wardrobes and a gas central heating radiator.

Bedroom Two

12' 6" x 11' 6" (3.81m x 3.51m)

With a UPVC double glazed window to the rear, built in wardrobes and a gas central heating radiator.

Bedroom Three

7' 3" x 9' 2" max (2.21m x 2.79m max)

With a UPVC double glazed window to the front aspect, storage cupboard and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath and access to the loft.

Front Garden

With parking to the front, end garage in block of three and a small buffer garden to the front.

Rear Garden

Decent size rear garden, timber fenced surround, a patio seating area and outdoor storage cupboard to the side.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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Welcome to

Beechlands, Pontefract

- Three Bedroom End-Terrace Home
- NO ONWARD CHAIN
- In Need Of A Full Renovation
- Great Location
- Single Garage

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON118743 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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