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# Union Street, Pontefract



## Offers Around £80,000

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SOLD AS SEEN, Situated in an established residential area, this property offers an opportunity for buyers looking to get onto the property ladder or expand their investment portfolio. With local amenities, shops and everyday conveniences within reach, the location offers practical benefits for those looking for an affordable home or a potential rental investment. The surrounding area provides access to local transport links, making it easier to travel to nearby towns and surrounding areas for work, shopping and leisure. Being offered.



- No Upper chain
- Ideal investor or first time buyer property
- Lounge and dining kitchen
- rear hall and shower room
- Two double bedrooms
- Rear shared yard
- EPC Rating C
- Council Tax Band A
- Freehold
- Don't miss out - book a viewing today

## Lounge

12'10" x 12'4" overall (3.92 x 3.77 overall)

A good size front facing room with modern composite external door into, central heating radiator, coved ceiling and stone effect fire surround. Archway to the

## Kitchen/Diner

10'10" x 9'2" plus recess (3.32 x 2.80 plus recess)

Having a range of fitted units including base cupboards and drawers with laminate work surfaces over, inset 1.5 bowl stainless steel sink with mixer taps, fitted under oven and 4 ring hob with chimney hood over, wall cupboards and larder unit. Rear facing window, central heating radiator and plumbing for an automatic washing machine. Archway to the

## Entrance Lobby

6'4" x 2'11" (1.95 x 0.89)

Having a modern composite door to the rear yard and access off to the

## Shower Room

6'4" x 5'7" (1.94 x 1.71)

With suite comprising low level flush WC, Wash hand basin and shower cubicle with sliding glazed doors. Tiling to walls and floor, central heating radiator and opaque rear facing window.

## First Floor Landing

## Bedroom 1

12'10" x 10'4" plus robes (3.92 x 3.16 plus robes)

Good size front facing window with a range of fitted robes to one wall, two doors having mirror facings, central heating radiator and coved ceiling

## Bedroom 2

10'11" x 9'2" (3.33 x 2.80)

A second double with rear facing window and with central heating radiator, coved ceiling, store off housing the gas fired central heating boiler and with loft ladder access to the roof void.

## External

Rear yard area which is shared and has a garden shed.











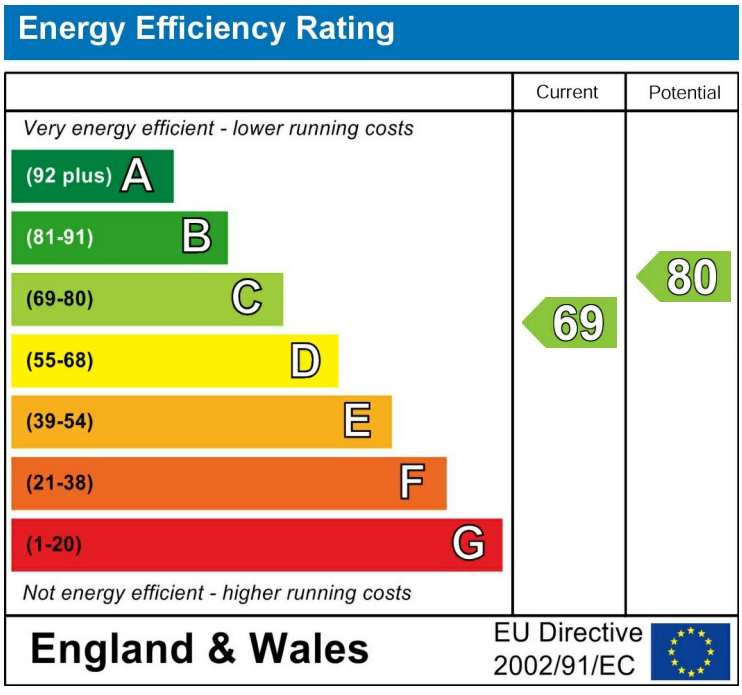
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## Floor Plan










**Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.**

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