



Pontefract Road, Snaith, DN14 9JT

Offers in Region of **£215,000**





- Three Bedroomed End Terraced House
- Beautifully Presented Throughout
- Property Has A Cellar
- Off Road Parking, Outbuilding and Rear Garden
- 85 Sq. M/ 914 Sq. Ft.
- Mains Electricity. Gas Central Heating
- Mains Water Supply. Mains Drainage.
- FREEHOLD
- EPC Rating 'D'
- Council Tax Band 'A'



Nestled within this popular Market Town, we are delighted to present this beautifully presented 3 bed end-terraced house. The current owners have completed a series of improvements to the property making it ready for new owners to simply move into.

Upon entering, you are greeted by a warm and welcoming atmosphere that flows seamlessly throughout the property. The accommodation comprises entrance porch, spacious living room with recently added log burner for cosy nights in, large dining room an attractive recently fitted modern kitchen with fitted appliances and connecting dining area that is perfect for entertaining guests or enjoying family meals, Utility space and ground floor w.c. There are doors from the kitchen/utility leading out into the patio area and garden beyond.

Upstairs, the property features three tastefully decorated bedrooms, offering ample space for relaxation and rest. The neutral colour scheme and abundance of natural light create a serene ambience that enhances the overall appeal of each room.

The bathroom also recently fitted comprises claw footed bath, sink and toilet.

Externally to the rear is the low maintenance garden mainly laid to lawn with patio area for enjoying on those Summer evenings. There is also an outbuilding which has the potential for a multitude of uses. To the side of the property there is off street parking for two cars.

Please note this property has a cellar which has just had some work completed on it to make it a dry, storage space. New acoustic windows have been fitted at the front of the property.

Early viewing recommended as we don't expect this property to hang around.

Property Information Disclaimer

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

We advise all prospective purchasers to:

- Verify the information independently before making any transactional decisions
- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

JP Harll accepts no liability for any inaccuracies, errors, or omissions in the information provided, whether arising from third party data, vendor statements or typographical error.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

These particulars, whilst believed to be accurate are set out as a general outline only as guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

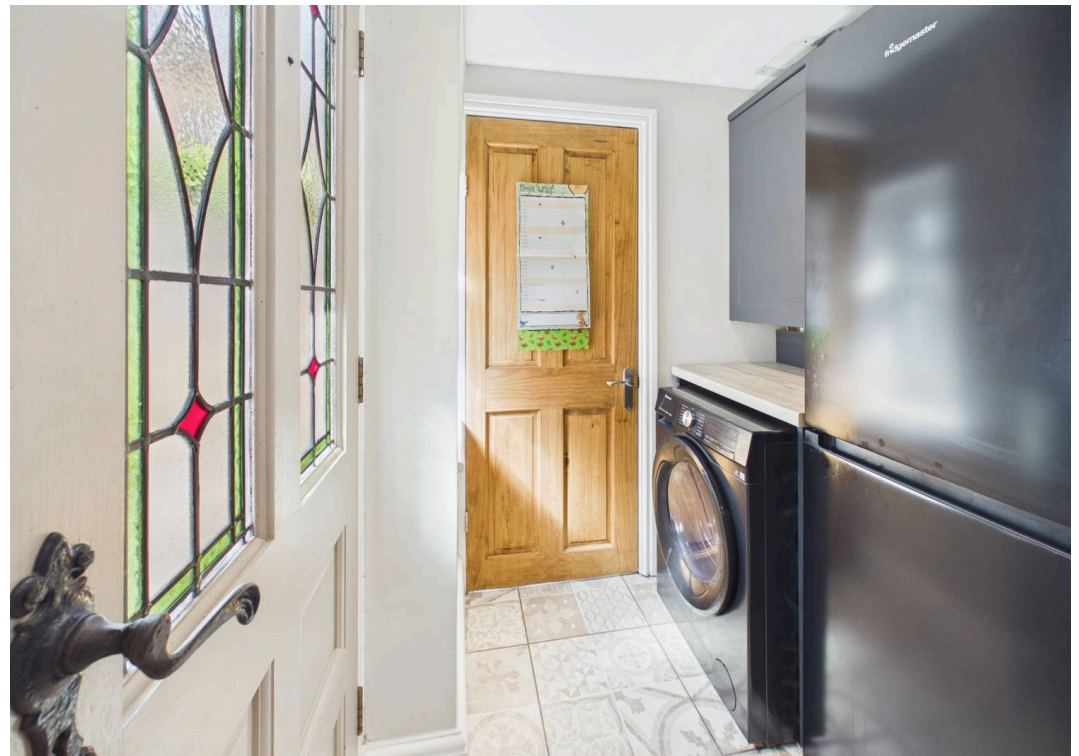
In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

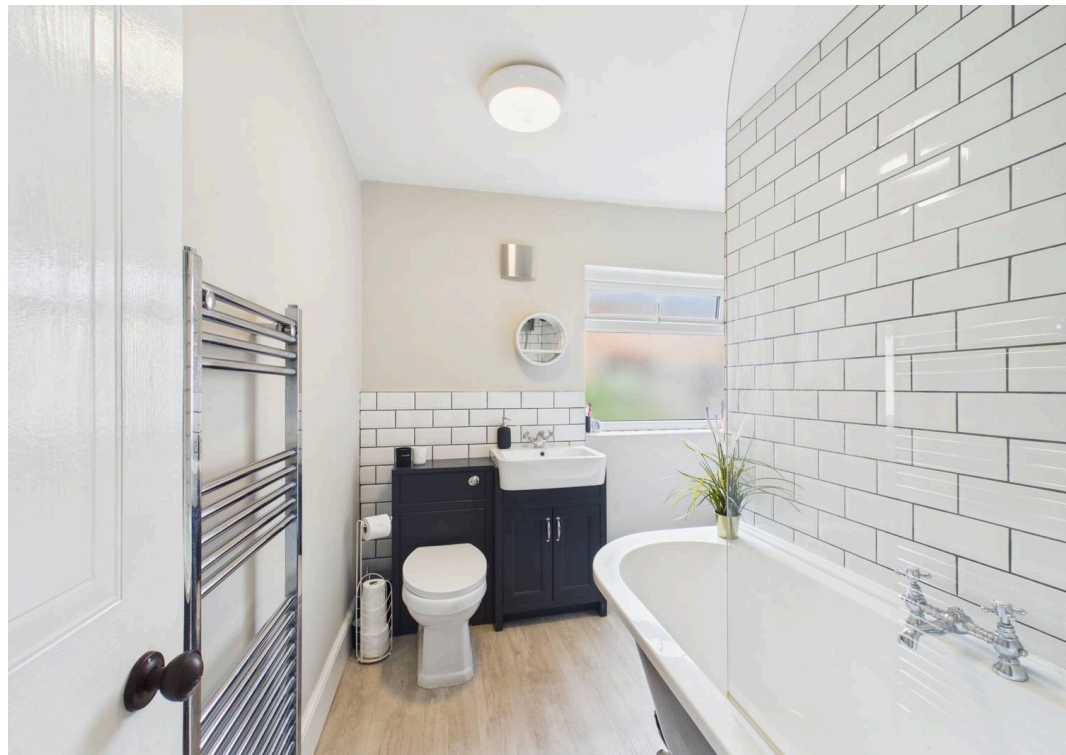
Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955





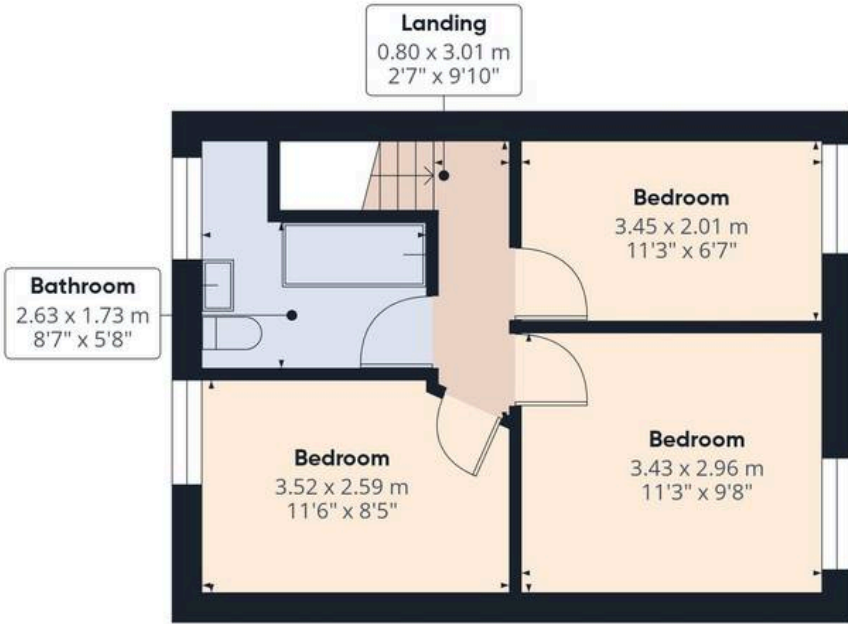




Ground Floor Building 1

Approximate total area⁽¹⁾

82.1 m²
883 ft²



Floor 1 Building 1



(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.



JP Harll

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