

# HUNTERS®

HERE TO GET *you* THERE

**2 Queensway Place, Pontefract, WF8 2RW**

**Asking Price £200,000**

**Property Images**



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## Property Images

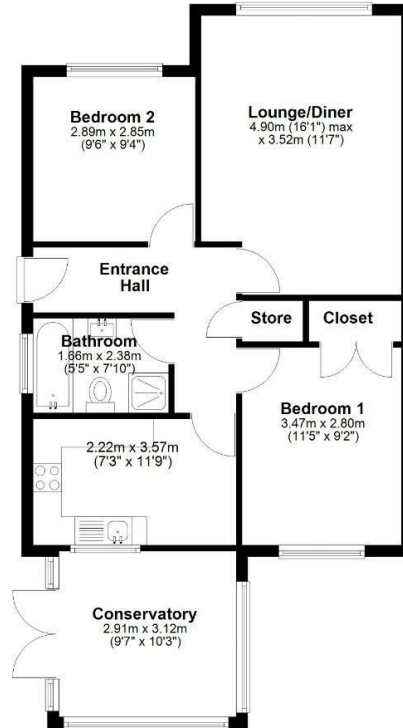


## Floorplan



### Ground Floor

Approx. 66.3 sq. metres (713.8 sq. feet)



Total area: approx. 66.3 sq. metres (713.8 sq. feet)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

#### THE SETTING

Pontefract is the home of many things but the Racecourse and Haribo are my favourites! One of the main things that makes Pontefract such a great place to live is that it is a small town with a great community and lots going on but also you're only a stones throw in any direction away from neighbouring countryside. This property is located in one of the sought after areas of Pontefract so for commuters the links on the A1 and M62 are very easily accessible, for sports lovers there is the newly renovated Pontefract Collieries Stadium and also the Pontefract Rugby Union club and for schools there are excellent primary and high schools within easy reach. Amenities wise the centre boasts an array of shops, bars, eateries and supermarkets and the nearby bus/train stations serve all of the neighbouring towns and cities.

#### THE PROPERTY

As you enter the home, you're greeted with a bright and spacious lounge, allowing room for a double sofa, coffee table and tv units. This room also features a large window that allows for ample of natural light. The modern kitchen is to the rear of the property, featuring sleek wall and base units, an integrated oven, induction hob and space for a washing machine. Located off the kitchen is the conservatory, offering a transition between indoor comfort and outdoor living, as this room benefits from plenty of natural light throughout the year. The current owners use this space as a dining area, but this room can easily be used as a second reception room. Lastly, there's a storage cupboard allowing for plenty of home storage.

Both bedrooms are well-proportioned doubles. The main bedroom benefits from an enclosed closet and has a generous amount of room to fit a double bed and bedside tables. The second bedroom is a versatile room, with space to also be a guest bedroom or a home workspace. The modern family bathroom serves the home with a contemporary finish, including a stylish walk-in shower, bath, towel rail, w/c, hand basin and modern units.

#### OUTSIDE SPACE

The home is situated in a quiet cul-de-sac, and benefits from a detached garage. To the rear of the property, is a fully enclosed garden that features patio flooring, perfect for outdoor seating and summer dining. There's also a lawned space to the front and rear of the home, which completes the garden, making it ideal for entertaining family and friends.

## Features

- SEMI-DETACHED BUNGALOW • ENCLOSED REAR GARDEN • MODERN BATHROOM • TWO BEDROOMS • CONSERVATORY • LOUNGE/DINER • GARAGE • FREEH TAX BAND B • EPC RATING C