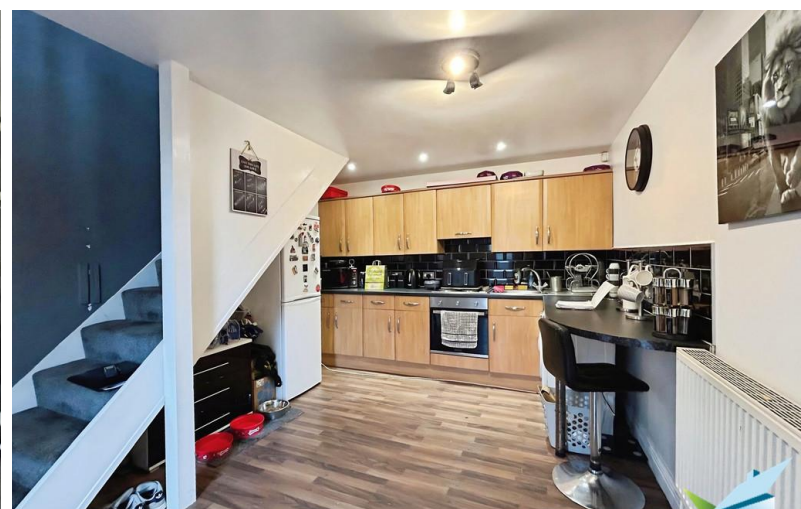
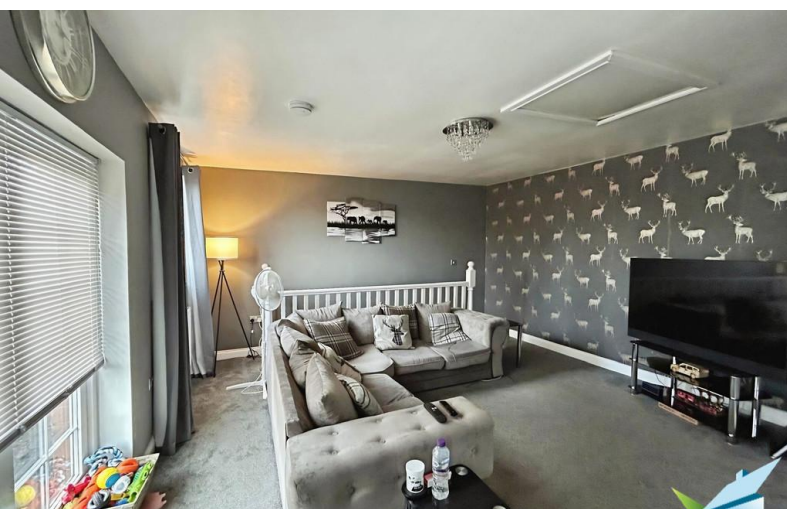


FOR SALE



Dark Lane, Pontefract

1 Bedroom, 1 Bathroom, Cottage

Asking Price Of £90,000

MARTIN&CO



Dark Lane, Pontefract
1 Bedroom, 1 Bathroom
Asking Price Of £90,000

Martin & Co - Wakefield are pleased to offer to the market this one bedroom cottage located down a small lane set back from the main road yet within close proximity to the popular town of Pontefract within walking distance of all the main shops, restaurants and transport facilities of the town. Majority double glazed windows, electric heating with recent boiler installed, fitted breakfast kitchen and a garage that due to the size and and shape can only be used for storage purposes. The property is to be sold with TENANT IN SITU and therefore would appeal to the Investor market. Please note: the property has a flying freehold.

- END MEWS COTTAGE
- ONE DOUBLE BEDROOM
- INVESTOR BUYERS ONLY
- SOLD WITH TENANT IN SITU
- MAJORITY DOUBLE GLAZING

ENTRANCE Door leading directly to the kitchen.

BREAKFAST KITCHEN 14' 5" x 11' 0" (4.39m x 3.35m) to maximum point Having a range of fitted wall, base units and drawers with contrasting work surfaces and inset single bowl, single drainer stainless sink unit and mixer tap, four ring electric hob and built under oven, plumbing and space for a washing machine, breakfast bar, central heating radiator, wood effect flooring, space for a tall style fridge/freezer, hardwood double glazed window, courtesy door to garage storage, stairs lead up the first floor/lounge. Positioned to the front.



LOUNGE 22' 0" x 14' 5" (6.71m x 4.39m) to maximum point Two central heating radiators, 3 hardwood double glazed windows (one of the glazed window panes has been removed leaving just a single glazed unit) Loft access point, door to bathroom/wc and bedroom.

BEDROOM 10' 2" x 9' 7" (3.1m x 2.92m) to maximum point Central heating radiator, three hardwood double glazed windows.

BATHROOM/WC 7' 7" x 5' 9" (2.31m x 1.75m) to maximum point Combined three piece white suite comprising rectangular panelled bath with Triton



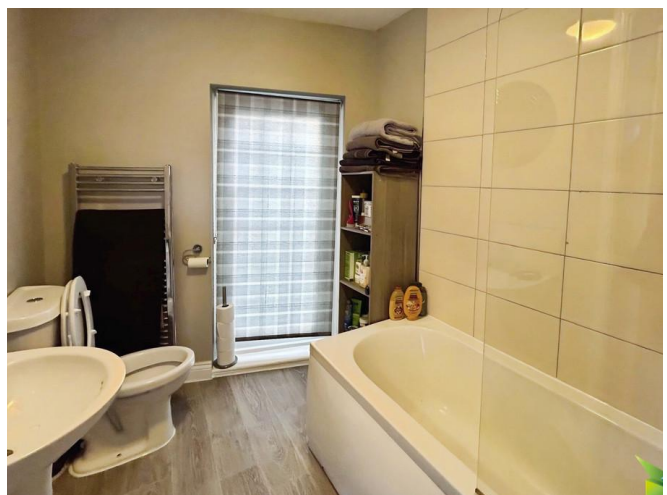
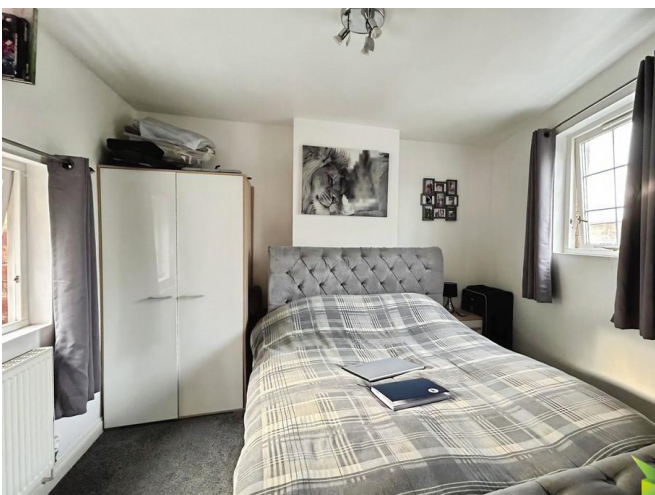
electric shower over and glass side screen, pedestal wash basin, low flush wc, chrome ladder style towel radiator, hardwood double glazed window, wood effect vinyl flooring, fully tiled to bath.

OUTSIDE The front of the property abuts Dark Lane. There is a irregular shaped internal garage with remote control roller shutter door, however due to the shape and size this can only be used for storage purposes and not for vehicular parking, power and lighting installed, housing the Strom electric hot water boiler (Installed October 2025). Alarm control panel, Internal door leading through to the breakfast kitchen. Door to storage room.

ADDITIONAL INFORMATION These particulars, whilst believed to be accurate, are set out as a general outline of the property only for guidance and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person

in this Firm's employment has the authority to make or give any representation or warranty in respect of the property.

We are required by law to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. We retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the checks are carried out by a sourcing company on our behalf called Coadjute once an instruction to sell a property has been received or had an offer accepted on a property you wish to buy. A link will be sent directly to you from Coadjute. The cost of these checks is £45.00 (plus VAT) per person, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid directly to Coadjute by you in advance of us publishing your property (in the case of a vendor) or issuing a Memorandum of Sale (in the case of a buyer) and is non-refundable.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.