



2 Bed
House - End Terrace
located in
Pontefract

Offers Over £125,000



LOGIC
REAL ESTATE

Southgate
Pontefract
WF8 1QJ



Lead In

A fantastic opportunity with plenty of potential! This two-bedroom end terrace property is ideally positioned within Pontefract town centre, offering convenient access to an excellent range of local amenities, transport links, shops, schools and everyday facilities, all within easy walking distance.

The property is offered to the market with NO ONWARD CHAIN and is generally well maintained throughout, whilst offering plenty of scope for further improvement and modernisation, making it an excellent opportunity for both owner occupiers and investors.

Internally, the accommodation provides two double bedrooms alongside the usual living and kitchen facilities, whilst externally the property benefits from a rear garden and parking spaces, which are fantastic additions for a town centre property.

There is also excellent potential to generate rental income. The current owner has advertising boards positioned to the side of the property, which have previously provided an income, and the property itself has also been successfully rented in the past. This provides a potential additional income stream for the new owner, subject to the relevant arrangements being continued.

The central location is a major attraction, with Pontefract town centre, shops, restaurants, bus stations and train stations all easily accessible. The property's position also provides excellent access to the wider motorway network, making it particularly appealing to commuters and tenants alike.

With its combination of location, parking, garden, investment potential and scope for improvement, this home offers considerably more than initially meets the eye and is priced to sell.

We anticipate a high level of interest, particularly from investors and first-time buyers, and would strongly recommend an early internal viewing to appreciate the potential on offer.

Available with NO ONWARD CHAIN.

Call now to arrange your viewing!

Entrance Hall

9'3" x 2'12"

Access to kitchen and living room. Carpeted throughout. Central heated radiator.

Kitchen

9'4" x 10'2"

Range of high and low level kitchen units. Integrated oven, hob and extractor hood. Sink with drainer and chrome mixer tap. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Living Room

9'9" x 12'2"

UPVC door giving access to the rear yard. Stairs leading to the first floor. Access to storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.



Landing

3' x 4'4"

Access to both bedrooms and the house bathroom.
Carpeted throughout.

Bedroom One

9'9" x 14'8"

Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front elevation.

Bedroom Two

11'1" x 7'1"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bathroom

8'12" x 4'9"

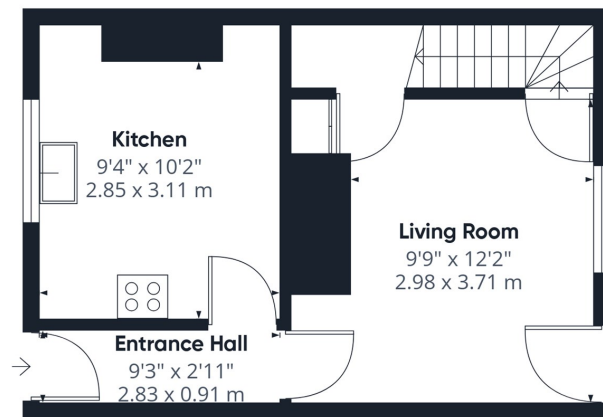
White suite comprising of WC with low level flush. Panel bath with shower screen, chrome taps and shower attachment. Wash hand basin with chrome mixer tap. Extractor fan. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

External

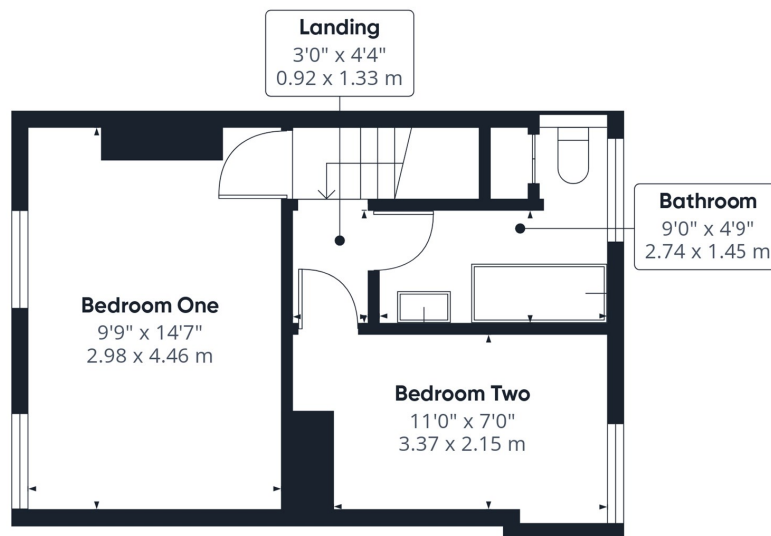
To the rear is a shared enclosed yard, used jointly with the neighbouring property. The yard is predominantly stone paved for ease of maintenance, with established planted borders, raised beds and brick-built boundary walls, together with steps leading to the rear entrance of the property.

Beyond the yard is a shared rear car park, accessed through the boundary gate, where the property benefits from two allocated parking spaces.





Floor 0



Floor 1



Approximate total area^m
599 ft²
55.8 m²

(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.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	63	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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