



29 Rookhill Road, Pontefract, WF8 2BY

Offers In The Region Of £165,000

This attractive semi-detached house, ideal for first-time buyers and families, features three bedrooms, two reception rooms with views to the rear garden, a well-sized kitchen, modern décor, parking facilities, and is located in a sought-after area with excellent amenities and transport links.

VIEWINGS ARE HIGHLY RECOMMENDED TO APPRECIATE WHAT THIS PROPERTY HAS TO OFFER!!

Call MERRYWEATHERS to arrange your viewing today on 01226 730850

Property Introduction

I am delighted to introduce this attractive semi-detached house, presented for sale in a neutral decorative order throughout. This property is an excellent purchase for first-time buyers and families alike, offering comfortable living spaces with three bedrooms and two reception rooms.

The house encompasses three bedrooms; the master bedroom is a generous double size room with built-in wardrobes, the second bedroom is a further double, and the third bedroom is a single, offering versatility for any family's needs. The bedrooms boast a clean, modern aesthetic, in line with the overall neutral decor of the house.

The property features two reception rooms, each boasting unique views. The first reception room is adorned with a large bay window, inviting an abundance of natural light into the living space, creating a bright and inviting atmosphere. The second reception room enjoys a charming view of the garden, an ideal setting for relaxation or entertaining.

The house also includes a well-sized kitchen and a family bathroom. The kitchen is neutrally decorated, providing a clean and practical space for meal preparation.

This property is located in a sought-after area with excellent public transport links and local amenities, including nearby schools and parks. Moreover, the property benefits from a unique feature in the form of parking facilities, adding convenience to your daily routine.

The property has a favourable EPC rating of 'C' and falls within council tax band 'A', making it an economical choice for potential buyers. This semi-detached house truly offers a charming and comfortable living experience, and viewing is highly recommended to fully appreciate the quality on offer.

Entrance Hall



With a front facing UPVC entrance door, central heating radiator and stairs rising to the first floor accommodation.

Lounge 11'11" x 12'11" (3.64 x 3.95)



With a front facing UPVC bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace.

Dining Room 10'1" x 10'1" (3.09 x 3.09)



With rear facing sliding patio doors and a central heating radiator.

Kitchen 9'11" x 8'9" (3.03 x 2.68)



Set beneath the side facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and useful under stairs storage cupboard.

Bedroom One 12'0" x 11'0" (3.66 x 3.37)



With a front facing UPVC window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Two 11'11" x 10'4" (3.65 x 3.17)



With a rear facing UPVC window, central heating radiator and handy built in storage cupboard. there is also an additional storage cupboard which houses the central heating boiler.

Bedroom Three 8'11" x 8'1" (2.74 x 2.48)



With a front facing UPVC window and central heating radiator.

Bathroom 5'8" x 5'6" (1.73 x 1.7)



With a two piece suite comprising of a bath with shower above, pedestal hand wash basin and central heating radiator and opaque double glazed window.

Front Elevation



Rear Elevation



Material Information

Council Tax Band: A

Tenure: Freehold

Property Type: Semi Detached

Construction type Standard

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

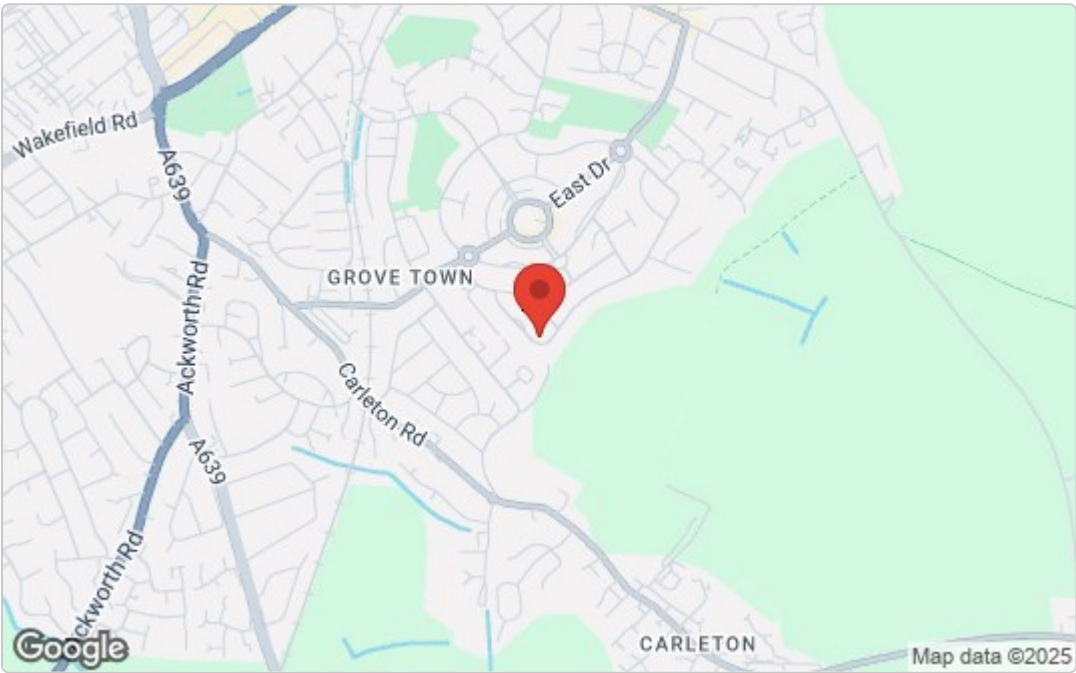
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a convincing solicitor.

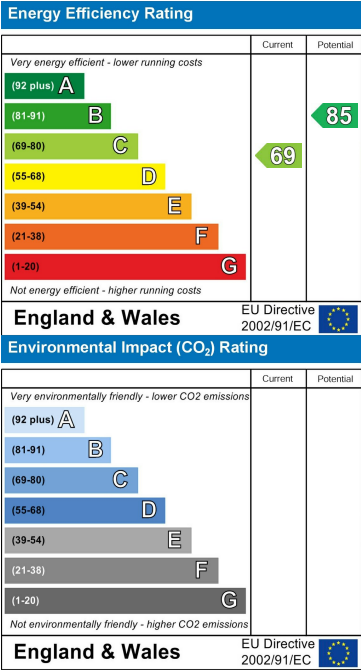
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for 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 to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Merryweathers (Barnsley) Limited 8 Regent Street, Barnsley, S70 2EJ

Tel: 01226 730850 E-mail: barnsley@merryweathers.co.uk

Offices also at: Rotherham & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

