

... Your proactive estate agent



The Mount, Pontefract, WF8 1NE
Offers Over £240,000

Park Row



Lead in

Are you looking for a period home on one of Pontefract's most sought-after streets?

Situated within a traditional conservation area, this charming four-bedroom Victorian-style mid-terrace offers an abundance of space, character and original features throughout. Full of charm and style, this is a home that will appeal to buyers looking for something a little special.

Internally, the property boasts two spacious reception rooms and generous bedroom accommodation, making it an ideal choice for growing families or buyers wanting versatile living space.

While the property would benefit from some modernisation, the layout, proportions and wealth of traditional features create a rare opportunity for someone with vision to make this beautiful home their own. Properties with this much character and potential, especially at such an attractive asking price for the street, are always in high demand.

Externally, the home benefits from both a front and rear garden. Parking is available on the street via permit parking, and spaces are typically readily available.

Perfectly positioned within walking distance of Pontefract town centre, local amenities, schools, train stations, and Pontefract Racecourse, the location is ideal for commuters, families and first-time buyers alike. Offering excellent value within a first-time buyer price bracket, yet with the size and flexibility to suit a larger family, this home truly caters to a wide range of purchasers.

Offered for sale with no onward chain, early viewing is highly recommended.

Cellar Rooms

3.73 x 4.69 (12'3" x 15'5")

Option to reconnect plumbing for appliances in the main cellar room. Two other cellar rooms leading off either side.



Dining Room

3.68 x 3.69 (12'1" x 12'1")

Access to kitchen. Feature fire with hearth and surround. Wood flooring. Central heated radiator. UPVC double glazed window to the rear.



Ground Floor

Hallway

4.78 x 1.06 (15'8" x 3'6")

Access to lounge, dining room and kitchen. Wood flooring. Central heated radiator.

Lounge

3.87 x 3.51 (12'8" x 11'6")

Feature fireplace with hearth and surround. Carpeted throughout. Central heated radiator. Single glazed bay window to the front elevation.

Kitchen

3.69 x 3.02 (12'1" x 9'11")

Range of high and low level kitchen units. Large oven with five ring hob. Breakfast bar. Sink with drainer and chrome tap. UPVC access door to the rear. Tiled effect flooring. Wall mounted electric heater. UPVC double glazed window to the rear. Access to cellar rooms.



First Floor

Landing

5.94 x 0.81 (19'6" x 2'8")

Access to two bedrooms, WC and bathroom. Carpeted throughout.

Bedroom One

3.28 x 4.69 (10'9" x 15'5")

Built in wardrobes with storage. Feature fireplace with hearth and surround. Carpeted throughout. Central heated radiator. Single glazed window to the front aspect.



Bedroom Two

3.68 x 2.91 (12'1" x 9'7")

Feature fireplace with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.



WC

1.38 x 1.11 (4'6" x 3'8")

WC with low level flush. Wash hand basin with chrome taps. Tiled effect flooring. UPVC double glazed frosted window to the side aspect.

Bathroom

2.14 x 2.49 (7' x 8'2")

White suite comprising of panel bath with chrome taps, shower screen and mains feed shower. Wash hand basin with chrome taps. Tiling to both walls and floor. Central heated radiator. UPVC double glazed window to the rear.



Top Floor

Landing

2.35 x 1.61 (7'9" x 5'3")

Access to two bedrooms. Carpeted throughout. Velux window.

Bedroom Three

2.88 x 4.39 (9'5" x 14'5")

Feature fireplace with hearth and surround. Carpeted throughout. Central heated radiator UPVC double glazed window to the front aspect.

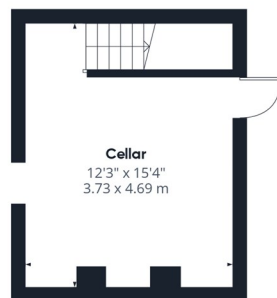


Bedroom Four

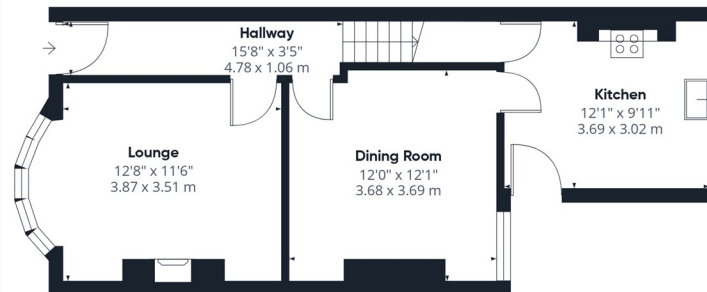
2.41 x 2.58 (7'11" x 8'6")

Carpeted throughout. Velux window to the rear elevation.

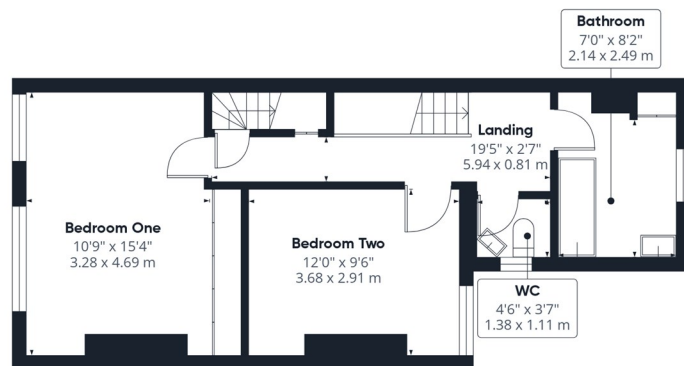




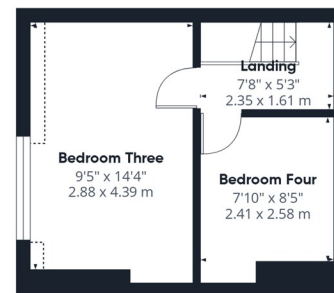
Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1365 ft²

126.8 m²

Reduced headroom

7 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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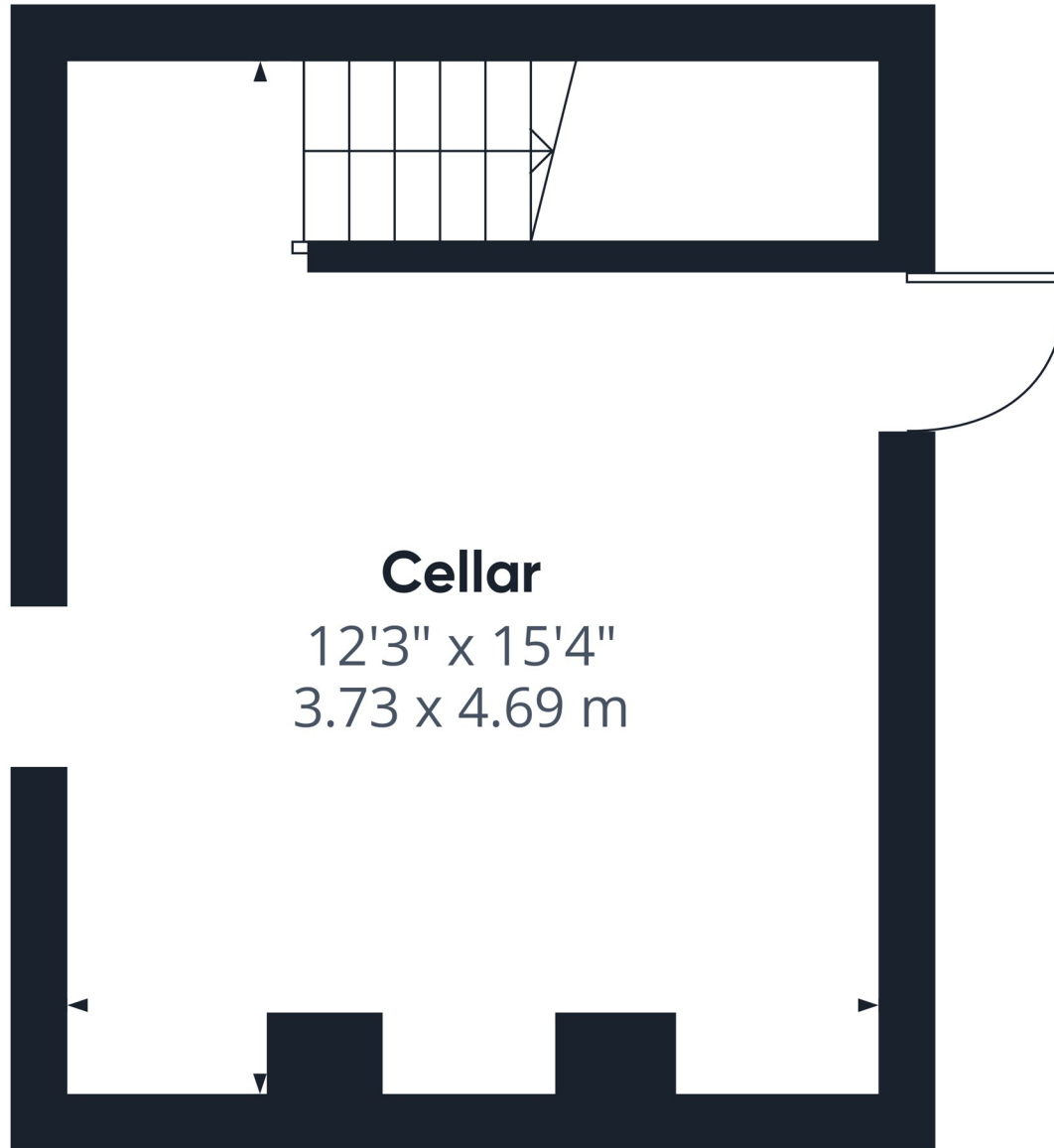
T 01977 791133

W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

pontefract@parkrow.co.uk

Park Row



Cellar
12'3" x 15'4"
3.73 x 4.69 m

Floor -1

Approximate total area⁽¹⁾

183 ft²

17 m²

(1) Excluding balconies and terraces

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