

... Your proactive estate agent



**Bondgate, Pontefract, WF8 2LH**  
**Offers Over £130,000**



**\*\*NO ONWARD CHAIN\*\*IDEAL INVESTMENT OPPORTUNITY\*\*GARAGE TO THE REAR\*\*LARGE GARDEN\*\***

This two bed terraced house on Bondgate, Pontefract, presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well-proportioned reception room, perfect for both relaxation and entertaining guests, two bedrooms and one bathroom. The property's location in Bondgate offers a blend of accessibility, with local shops, schools, and parks within easy reach, making it a perfect opportunity for first time buyers or investors alike. There is currently a tenant in situ, and can be sold with or without.

To the ground floor, the entrance hall gives you access to the living room, the staircase and the dining room. From the dining room, you have access to the kitchen, utility room, WC and back yard. To the first floor, the landing gives you access to both bedrooms and the main bathroom.

To the rear exterior of the property, you have a back yard as well as a garage for storage or parking. There is also a further spacious back garden and the option for off street parking if needed. To the front of the property, you have an enclosed front yard.



### Hallway

**4.62 x 0.98 m (15'2" x 3'2")**

Wood effect flooring. Central heated radiator. Access to living room and dining room.



### Living Room

**3.65 x 3.56 m (11'11" x 11'8")**

Carpeted throughout. UPVC glazed window looking to the front of the property. Central heated radiator.



### Dining Room

**3.86 x 4.66 m (12'7" x 15'3")**

Wood effect flooring. Inset electric fireplace. UPVC glazed window looking to the rear yard. Central heated radiator. Access to the kitchen and hallway.



### Kitchen

**3.04 x 2.47 m (9'11" x 8'1")**

Central heated radiator. Wood effect flooring. UPC glazed window looking to the rear yard. Integrated oven and hob with extractor hood over. Stainless steel mixer tap over sink and drainer. Range of high and low level base units. Access to the utility room, WC, Dining room and rear yard via side door.



### Utility Room

**1.82 x 1.53 m (5'11" x 5'0")**

Central heated radiator. Wood effect flooring. Built in storage cupboard. Option to re connect plumbing for a washing machine. Access to the kitchen and WC.



### WC

**1.81 x 0.70 (5'11" x 2'4")**

Wood effect flooring. UPVC frosted window looking to the rear yard. Stainless steel taps over wash hand basin.



### Landing

**0.92 x 2.45 m (3'0" x 8'0")**

Carpeted throughout. Access to both bedrooms and main bathroom.



### Main Bedroom

**3.69 x 4.67 m (12'1" x 15'3")**

Carpeted throughout. Central heated radiator. UPVC window looking to the front of the property.



### Bedroom Two

**4.87 x 2.42 m (15'11" x 7'11")**

Carpeted throughout. Central heated radiator. UPVC window looking to the rear of the property.



### Bathroom

**3.01 x 2.15 m (9'10" x 7'0")**

UPVC frosted window looking to the rear of the property. Central heated radiator. Wood effect flooring. Stainless steel taps over wash hand basin. Bath with stainless taps and hand held shower. Corner shower with electric shower.



### Garage

**5.68 x 4.60 m (18'7" x 15'1")**

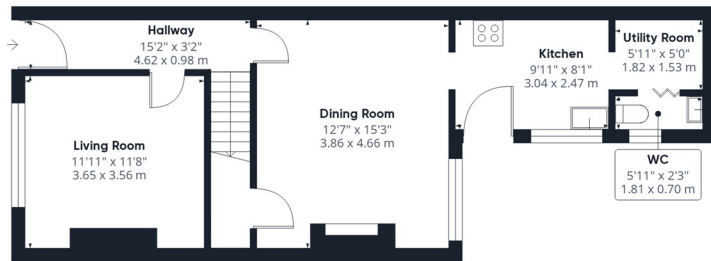
This garage to the rear of the property offers generous space for a vehicle and additional storage. Featuring traditional double doors, it measures a comfortable 5.68 by 4.60 metres and includes a convenient inspection pit, ideal for vehicle maintenance and repairs.



### Rear Garden

The rear garden is a private, fully enclosed space with a lawn bordered by a gravel path and timber fencing. It features a paved patio area close to the house, ideal for outdoor seating and relaxing. Mature trees and plants add a touch of greenery and tranquility to this outdoor area.

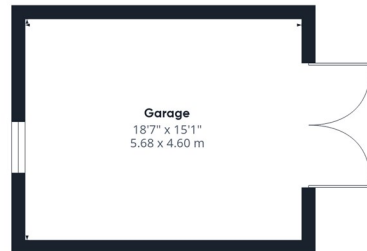




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1206 ft<sup>2</sup>

111.9 m<sup>2</sup>

(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.

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T 01977 791133

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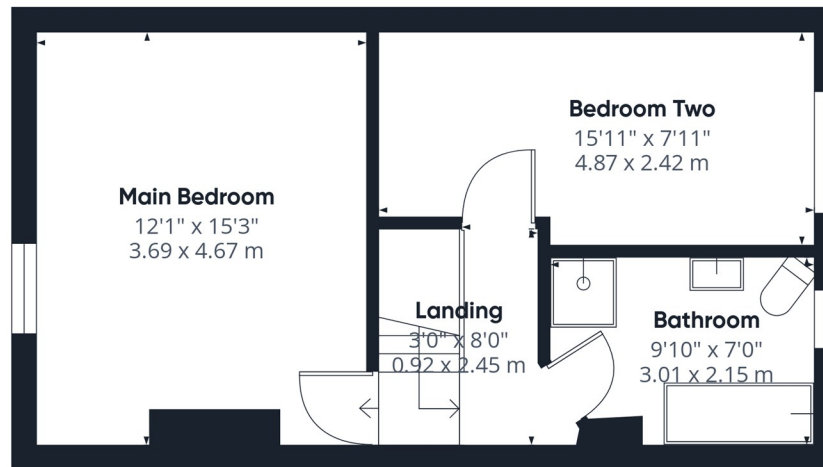
30 Newgate, Pontefract, West Yorkshire, WF8 1DB

[pontefract@parkrow.co.uk](mailto:pontefract@parkrow.co.uk)





Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
923 ft<sup>2</sup>  
85.6 m<sup>2</sup>

(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.

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