

Rookhill Road, Pontefract

£160,000

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Rookhill Road is a fantastic opportunity to an array of buyers looking to acquire a property that has a solid foundation for you to 'put your own stamp' on, located within a popular residential area close to schools, an array of local amenities and fantastic transport links. Boasting great room sizes, front and rear gardens, detached single garage and a large amount of storage space. Early viewing is highly recommended as properties with this amount of potential aren't on the market for long!



- Great Opportunity
- Superb Location
- No Onward Chain
- Large Array of Local Amenities
- Close to Schools
- Great Sized Gardens
- Detached Garage
- Council Tax band A

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
 Mon - Fri 9am - 5pm
 Sat 10am - 2pm

Ground Floor

Entrance Hall

8'3" x 8'2" (2.53 x 2.50)

This entrance hall not only gives you access to the living room and kitchen, it also comprises of a radiator, glazed door and there is staircase which leads up to the first floor

Lounge

15'3" x 10'7" (4.65 x 3.25)

A good sized living room with an electric fire, which has a wooden fireplace surround, you have a window to the front of the property which overlooks the front garden. there is also a telephone and TV point and a radiator

Dining Room

9'8" x 7'10" (2.95 x 2.41)

This dining room has a radiator and a window that overlooks the rear garden where you can enjoy the view whilst have a family meal.

Kitchen

10'2" x 9'10" (3.10 x 3.02)

This is a lovely kitchen, comprising of wall and base units fitted throughout, You have a single sink drainer which has a mixer tap element to it, a pantry, floor mounted boiler as well, plumbing for a washing machine, gas cooker point, extractor hood also, has linoleum flooring throughout the kitchen, a window onlooking the back garden and a door to the rear garden

First Floor

Landing

With this landing you have access to the loft, a built in cupboard, airing cupboard, hot water cylinder, radiator and a window which looks on to the front of the property

Bedroom 1

12'0" x 10'9" (3.68 x 3.28)

This bedroom is a good sized double room, you have fitted wardrobes, a window and a radiator

Bedroom 2

11'0" x 10'1" (3.36 x 3.09)

A large double bedroom with a window and a radiator

Bedroom 3

9'10" x 8'10" (3.00 x 2.70)

Another double room with a rear window and radiator

Family Bathroom

8'2" x 5'5" (2.51 x 1.66)

This family bathroom has lino throughout, with a low flush WC, hand wash basin, panelled bath with a shower over and a tiled surround and a UPVC frosted window

External

This property has both a front and rear garden with gated access to both, the front area has a mature lawn, brick frontage and block paving. The rear garden also has a lovely lawned area, it is landscaped with a patio area as well. To the back of the property there is a single garage which has power and lights



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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