

Eastbourne Terrace, Pontefract



Offers Over £110,000



3



1



1



61

This end terrace house presents an excellent opportunity for families and first-time buyers alike. The layout is thoughtfully designed to maximise space and comfort, ensuring that each room feels inviting and functional. The bathroom is conveniently located, catering to the needs of the household with ease.

The end terrace position offers added privacy and a sense of space, making it an appealing choice for those seeking a peaceful environment. The surrounding area is known for its friendly community and convenient amenities, providing easy access to local shops, schools, and parks.



- Three bedroom semi-detached home
- Priced to sell
- No upper chain involved
- Well placed for local amenities
- Ideal first time buyer home
- Good size gardens and ample parking
- EPC Grade D
- Council Tax Band A
- Freehold

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

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

Entrance Hall

PVCu external door into, radiator

Through Lounge/Dining Room

20'7" x 11'2" Max (6.27 x 3.40 Max)

With patio doors to the front and rear facing PVCu window, timber fire surround, laminate floor, coved ceiling, two radiators.

Kitchen

10'8" x 7'8" (3.25 x 2.34)

Having fully fitted units including base cupboards and drawers, Laminate work surfaces, inset single drainer stainless steel sink, fitted under oven and 4 ring gas hob with hood over, wall cupboards. Plumbing for an automatic washing machine, part tiled walls, PVCu window and external door to the rear garden

First Floor Landing

PVCu window to the side

Bedroom 1

10'3" x 8'11" (3.12 x 2.72)

Front facing PVCu window, radiator, fitted cupboard.

Bedroom 2

10'8" x 10'0" (3.25 x 3.05)

PVCu window to the rear, radiator

Bedroom 3

8'10" x 7'2" (2.69 x 2.18)

Bulkhead, PVCu window to the front, radiator, wall mounted gas fired central heating boiler

Family Bathroom

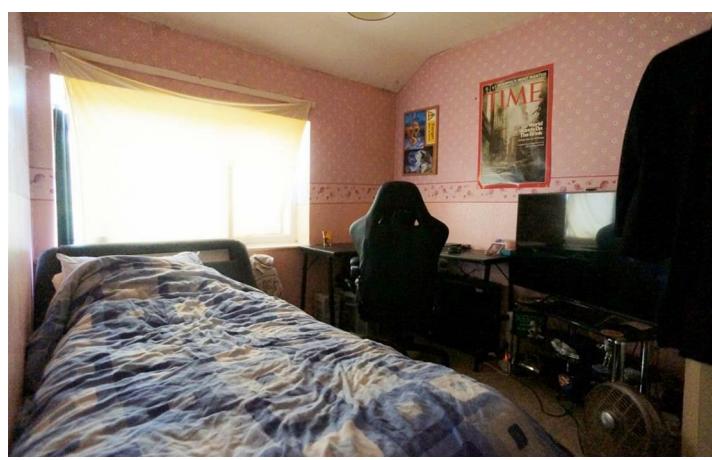
7'0" x 6'4" (2.13 x 1.93)

White suite of panelled bath with shower and bi-fold screen over, pedestal wash hand basin, low level flush WC. Part tiled walls, radiator, PVCU frosted window to the rear.

Outside

Front garden mainly of a low maintenance lawn and with parking space to the side. Long, angled rear garden again mainly of lawn with patio area.

Floor Plan

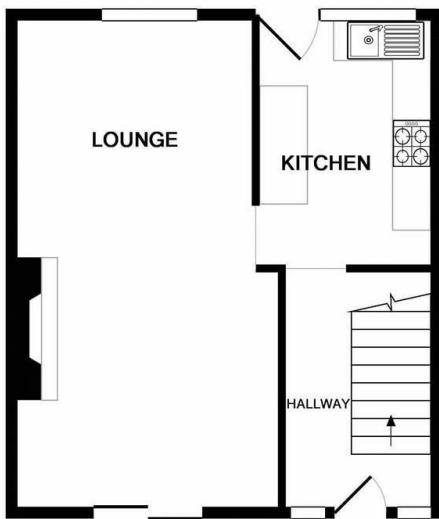


Call 01977 285 111 to view this property or visit www.crownestateagents.com

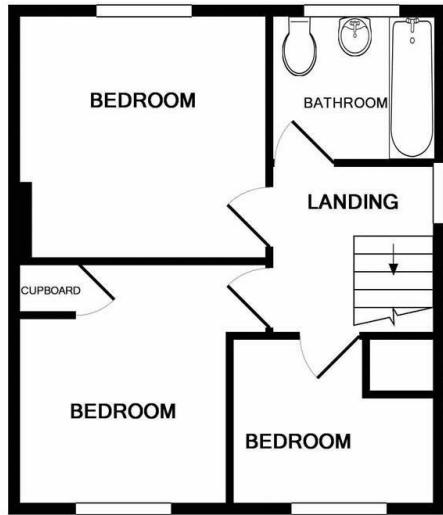
Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. CASTLE DWELLINGS

Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 362 SQ.FT.
(33.7 SQ.M.)

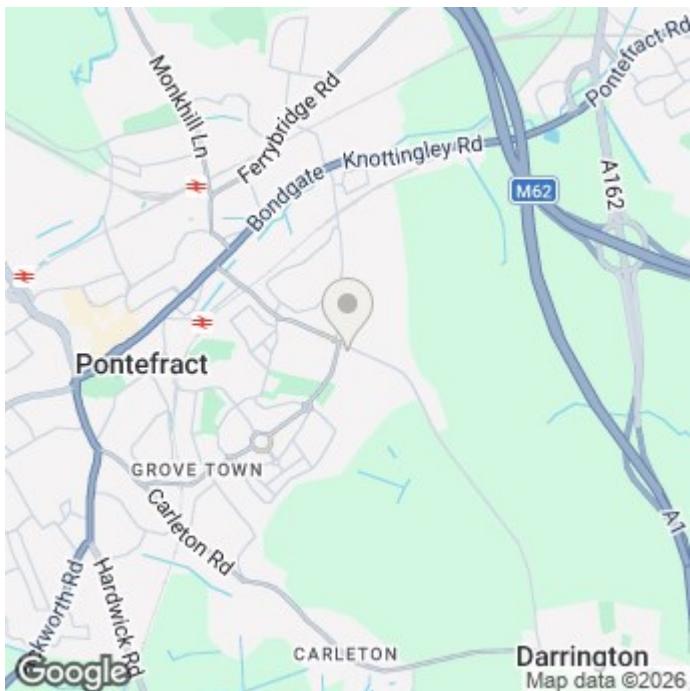


1ST FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 722 SQ.FT. (67.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropix ©2019



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		61
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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.

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

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