

## 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

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### 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)

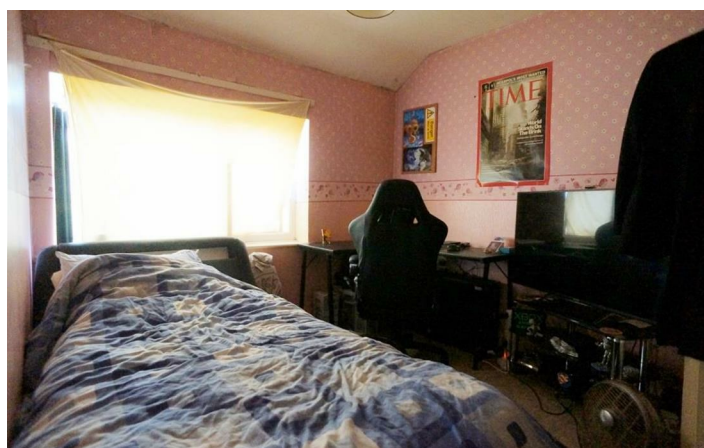
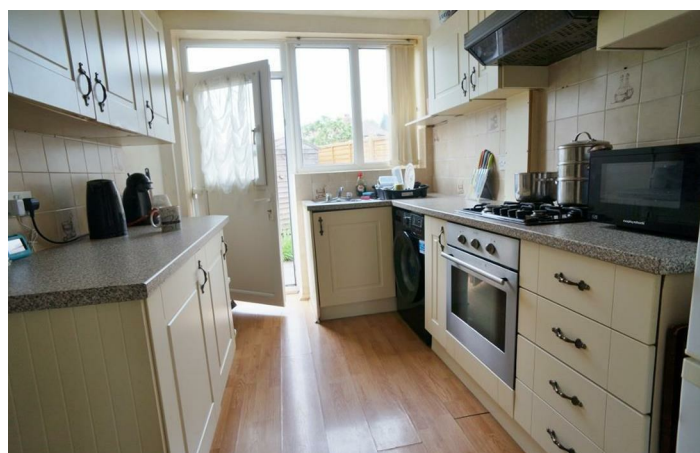
White suite of panelled bath with shower and bi-fold screen over, pedestal wash hand basin, low level flush WC. Part tiled walls, radiator, PVCu frosted window to the rear.

### 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.

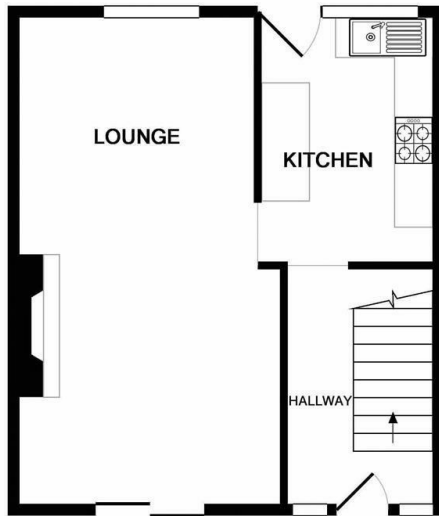
### Floor Plan



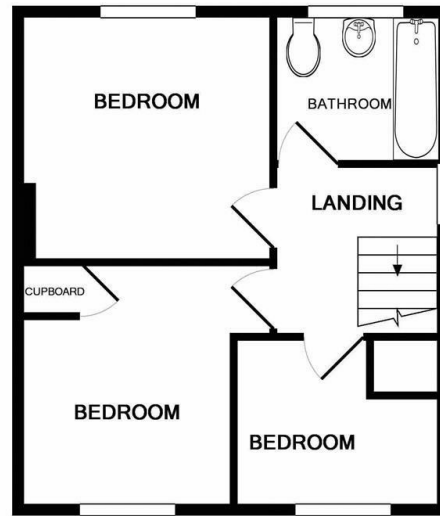




## Floor Plan



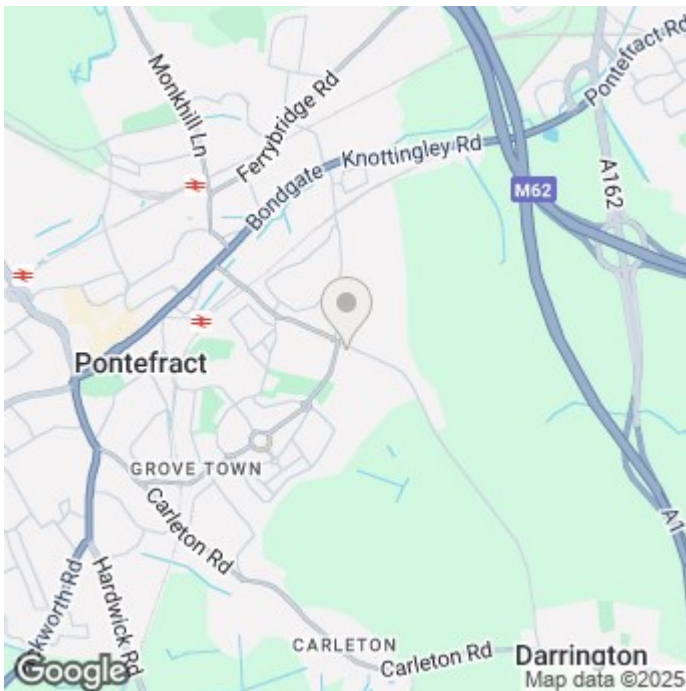
GROUND FLOOR  
APPROX. FLOOR  
AREA 362 SQ.FT.  
(33.7 SQ.M.)




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  
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## Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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