

School Street, Pontefract



£115,000



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Public Notice

Address: 46 School Street, Upton, WF9 1ER

We are acting in the sale of the above property and have received an offer of £115,000.

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status.

Date of Notice: 24/11/2025



- Chain Free property
- GREAT Potential
- Front and rear garden
- Spacious Lounge
- Kitchen Diner
- Three bedrooms
- Family Bathroom
- EPC Rating D
- 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

Lounge

14'9" x 12'2" (4.52 x 3.72)

Large room with the window facing the front of the property. A feature fireplace recessed wall to the side.

Kitchen Diner

18'0" x 8'0" (5.49 x 2.44)

Fully fitted kitchen containing single sink drainer with 1.5 bowl and mixer tap, with a range of wall cupboards with drawer and cupboard base units. There is plumbing for a washing machine. A four ring gas hob with extractor hood and a built in oven. A single radiator and window facing to the rear. The floor is tiled.

Bedroom One

12'4" x 10'2" (3.78 x 3.11)

Bedroom One contains a radiator and window facing to the front.

Bedroom Two

10'2" x 9'7" (3.10 x 2.93)

Bedroom Two with a single radiator and window to the front.

Bedroom Three

12'5" x 8'0" (3.79 x 2.46)

Bedroom Three with a single radiator and window to the rear.

Family Bathroom

9'6" x 7'2" (2.92 x 2.19)

Fitted with a low flush WC, wash hand basin and panelled bath with shower over. There is a single radiator and UPVC frost window facing the rear.

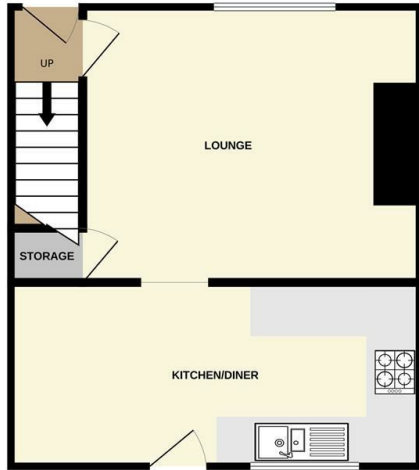
External

The rear outside has a lawned area and a paved area and the front again has areas of lawn and a paved area with potential for parking.

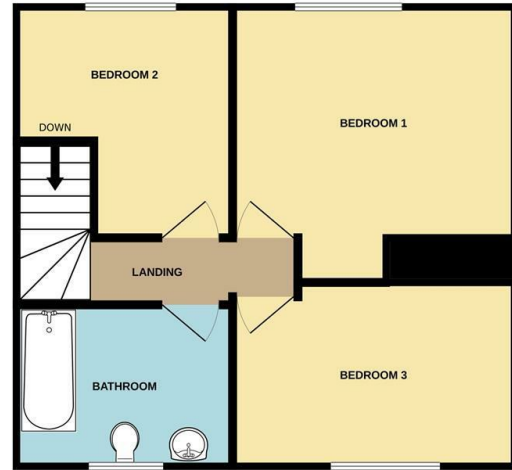


Floor Plan

GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.




TOTAL FLOOR AREA: 787 sq.ft. (73.2 sq.m.) approx.

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	66	77
(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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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