

King Street, Pontefract



Asking Price £150,000



3



1



2



40

If you're looking for a spacious family home or a promising investment opportunity in Pontefract, this attractive mid-terraced property is certainly worth considering. Extending to approximately 904 square feet, the property offers generous and versatile accommodation, including two well-proportioned reception rooms, three spacious bedrooms and a well-appointed bathroom. Combining traditional character with practical living space, this home is ideally positioned for enjoying all that Pontefract has to offer, with a range of local shops, schools, parks and everyday amenities close by. Whether you're a first-time buyer looking for a home to make your own or an investor seeking a worthwhile addition to your portfolio, this property offers plenty of space, potential and convenience.



- Ideal first time buyer property with NO UPPER CHAIN
- Modern and efficient air source heat pump central heating including solar panels
- Reception Hall, two reception rooms, both with period fire surrounds
- well fitted kitchen and modern bathroom
- Three good size bedrooms
- Enclosed rear yard
- EPC Grade D
- Freehold
- Council Tax Band A
- VIEWING ESSENTIAL - BOOK YOUR INSPECTION TODAY

Call **01777 285 111** to view this property or visit www.crownestateagents.com

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

Entrance Hall

14'5" x 2'7" (4.407 x 0.799)

A welcoming reception area with a central heating radiator and access to the first floor staircase.

Lounge

10'7" x 10'11" (3.248 x 3.338)

A cosy lounge area with a beautiful Portugese stone fireplace and electric fire.

Dining Room

14'1" x 11'8" (4.309 x 3.564)

Spacious Dining Area equipped with French windows to the rear and direct access to the kitchen. A feature of the room is the painted slate fire surround with cast inset and living flame gas fire.

Kitchen

10'8" x 5'6" (3.260 x 1.679)

Kitchen fitted with units to base and wall height, work surfaces and inset sink and having a fitted oven, a washing machine and an electric hob. It features a window with direct view into the yard along with a door leading to the garden.

Bathroom

5'5" x 6'2" (1.671 x 1.882)

A modern bathroom which includes a wash hand basin, a toilet and a panelled bathe with fitted shower over. It features a frosted window and a large, vertical panel radiator.in anthracite grey finish

Master Bedroom

15'5" x 10'8" (4.723 x 3.268)

A capacious master bedroom equipped with a large front facing window. It also incorporates a storage room with the potential to be used as a wardrobe.

Bedroom 2

11'8" x 6'8" (3.562 x 2.053)

Good sized second bedroom which features a decently sized window giving ample natural light.

Bedroom 3

6'6" x 8'6" (1.997 x 2.601)

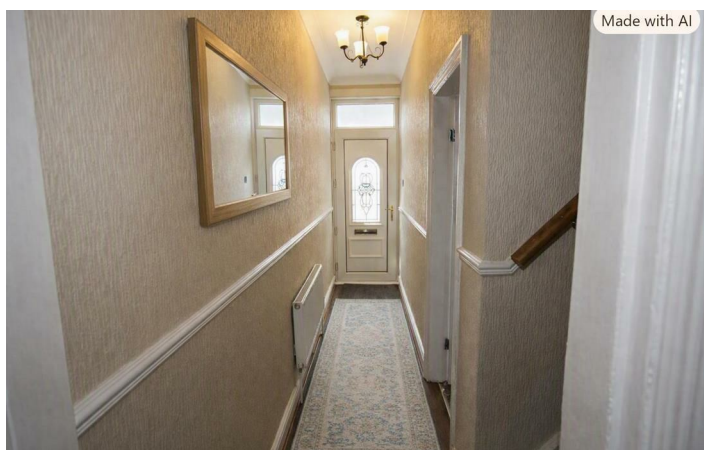
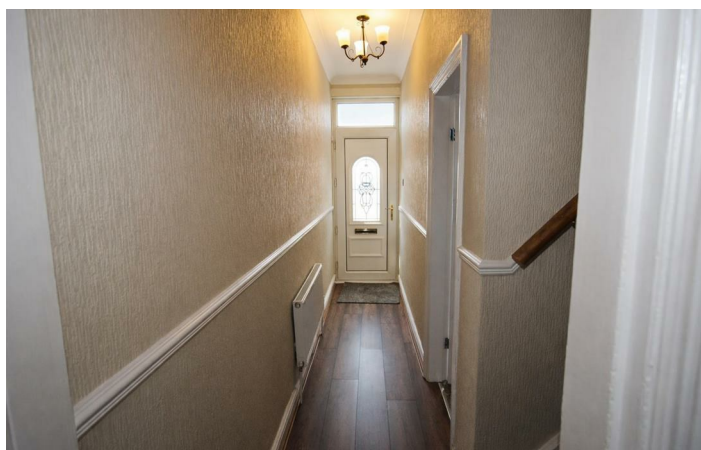
A cosy bedroom which houses a cylinder cupboard, a mid sized window and a central heating radiator.

Garden

A tidy garden which is overlooked by the property and features a rear exit point and space suitable for bin storage.



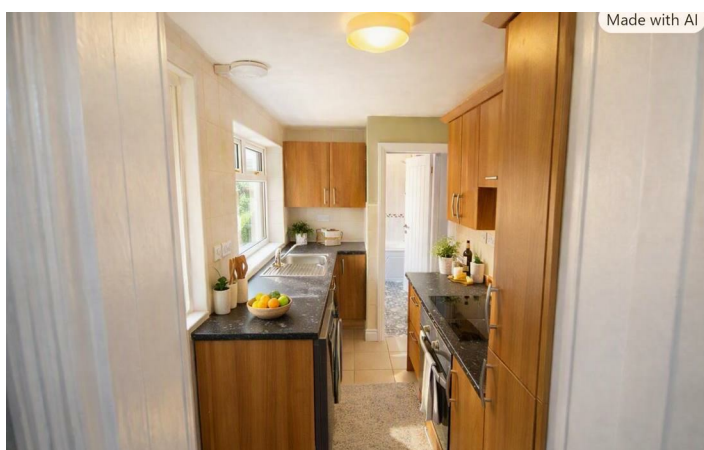
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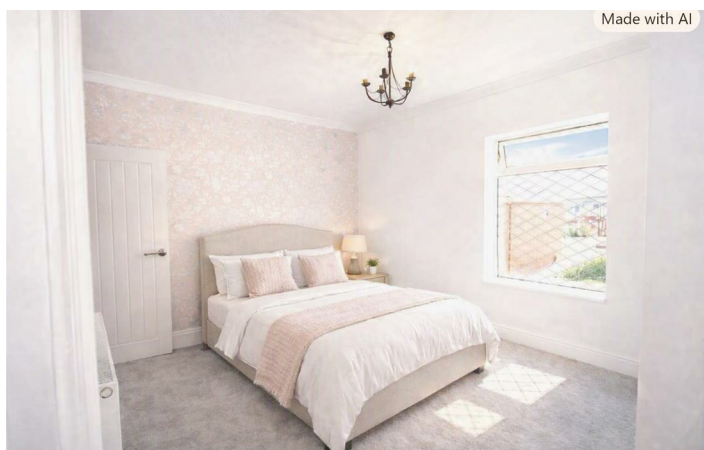
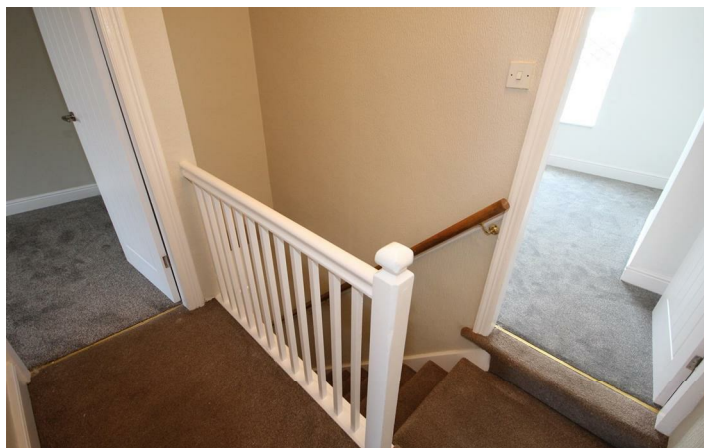


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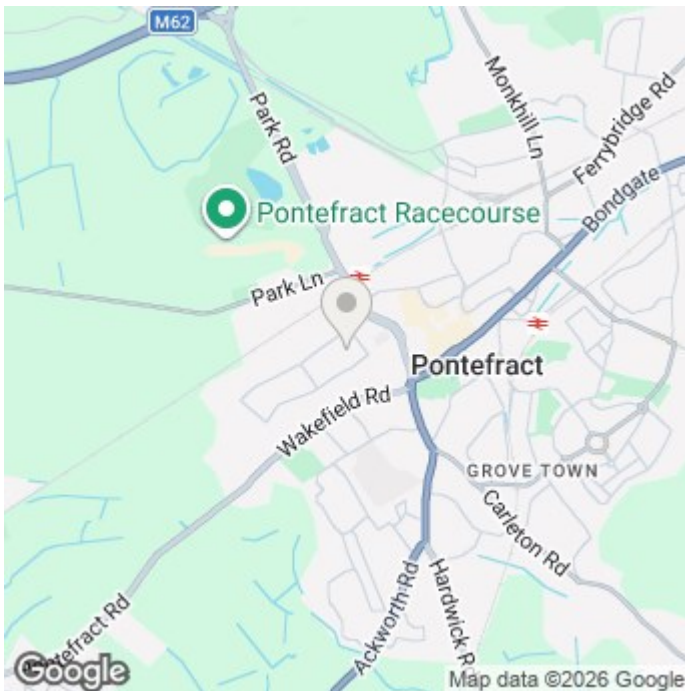


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Floor Plan



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 Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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