

## Chequers Close, Pontefract



Offers Over £125,000



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This realistically priced semi-detached house located on Chequers Close in the popular town of Pontefract, offers a wonderful opportunity for Investors, first-time buyers or those looking to downsize.

Situated in a peaceful cul-de-sac, this home is close to local parks with the surrounding area offering a friendly community atmosphere, with primary school and nurseries within a 5 minute walk.

This property is a blank canvas don't miss the chance to view this delightful property and envision the possibilities it holds.



- CHAIN FREE
- On Street Parking
- Large Living Room
- Fully Fitted Kitchen
- Family Bathroom including shower cubicle
- Two Bedrooms
- Enclosed rear garden
- EPC Grade D
- Council Tax Band A

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Opening hours:  
Mon - Fri 9am - 5pm  
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## Front Elevation

With great kerb appeal. Set back from the road with a lawned area.

## Entrance Hall

12'7" x 6'0" (3.84 x 1.85)

An inviting hallway with wooden staircase. There is a single radiator.

## Lounge

10'7" x 14'11" (3.23 x 4.56)

This room is a blank canvas for you to put your stamp on. With a modern feature fireplace with white surround, marble back and hearth. There is a picture window which looks out on to the front of the property. There is a coved ceiling and single radiator.

## Kitchen Diner

17'1" x 9'11" (5.21 x 3.03)

The sleek fully fitted kitchen features a wide range of units. Including wall and base units. There is a wall mounted gas boiler, plumbing for a washing machine and a one and half sink drainer with mixer tap. There is space for a range cooker to be fitted with an extractor hood fitted over. A single radiator and window facing to the rear of the property. The walls are finished with high gloss black tiles.

## Bedroom One

13'10" x 7'11" (4.22 x 2.43)

Bedroom One is fitted with built in wardrobes and has two windows that look out to the front of the property and a single radiator.

## Bedroom Two

12'4" x 8'8" (3.77 x 2.66)

Bedroom Two is of a good size and also has built in wardrobes and a single radiator. With a window facing out to the rear of the property.

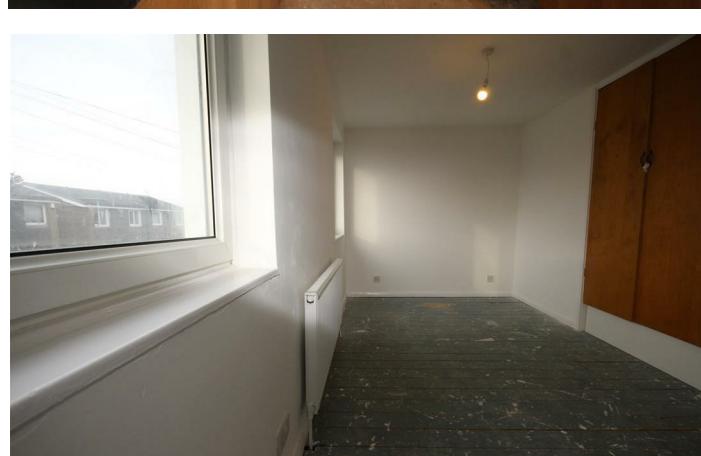
## Family Bathroom

8'0" x 7'5" (2.45 x 2.27)

The large family bathroom features a quadrant electric shower with glazed shower door. There is a panelled bath, with wash hand basin and low flush wc. A single radiator and UPVC frosted window facing to the rear. The bathroom finish is white with a border of blue mosaic tiles.

## External

To the front of the property there is an area of garden and footway to the property. The rear garden is fully enclosed, has areas of lawn and a good size brick built store

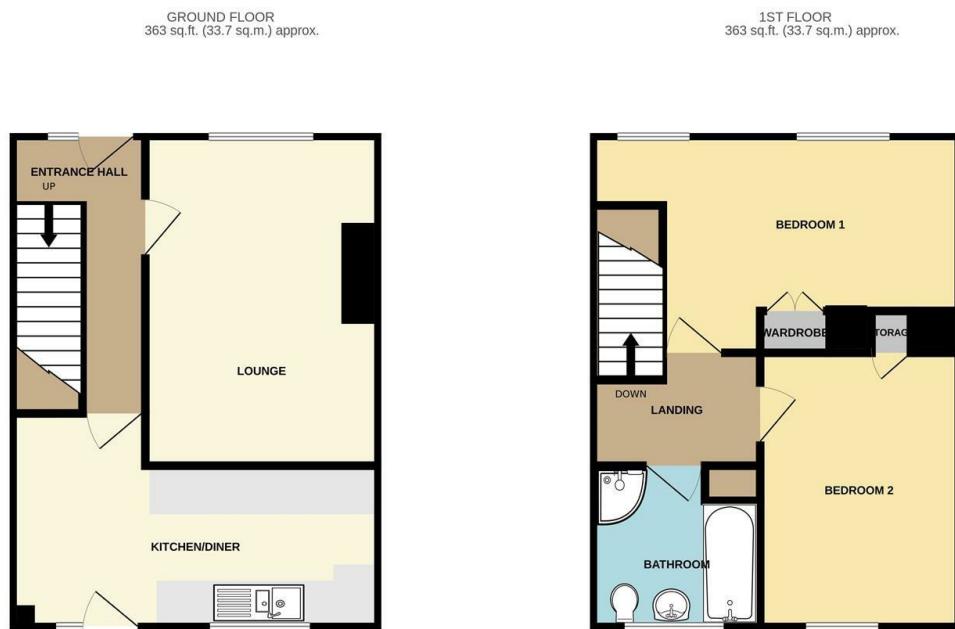


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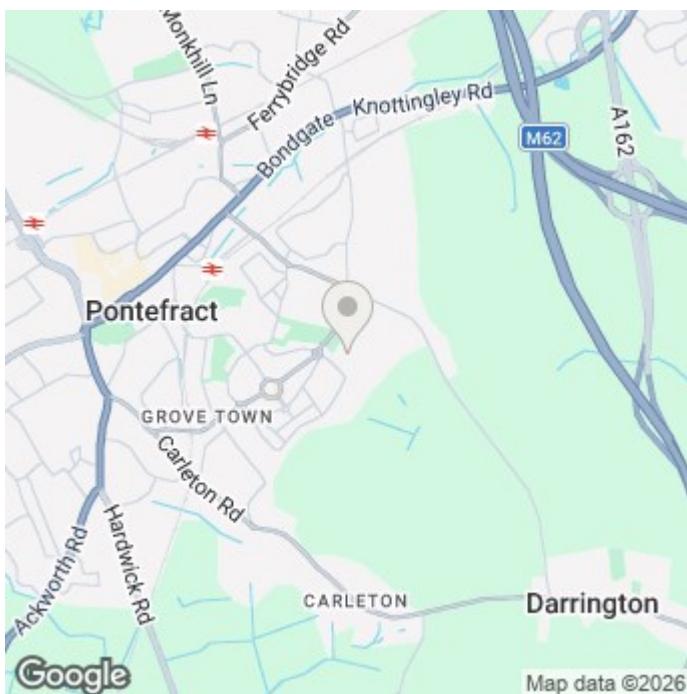
## Floor Plan



TOTAL FLOOR AREA: 726 sq.ft. (67.4 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 floorplan is for guidance only and must not 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	74	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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