

## St. Giles Mount, Pontefract



**£94,950**



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1



70

55 St Giles Mount, Pontefract, WF8 4BJ

We are acting in the sale of the above property and have received an offer of £105,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place



- NO UPPER CHAIN - Great prospect for first time buyers
- Entrance Area
- Dining kitchen with fitted units
- Good size through lounge
- 3 decent sized bedrooms
- Great outside potential
- Good local amenities, walking distance to town
- Council Tax Band A
- EPC Grade C

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

## Entrance area

With half glazed uPVC door into from the front, having laminate floor, stairs off to the first floor and open access to the

## Dining Kitchen

16'0" x 9'5" (4.90 x 2.89)

A good size through room with fitted kitchen, consisting of a range of base and wall units with laminate work surface, 1.5 bowl sink, mixer tap, 4 ring gas hob with extractor and fitted oven. Window to the rear and front with laminate flooring throughout. Rear entrance lobby off leading to rear garden area, and with under stair store off.

## Lounge

16'0" x 12'1" (4.90 x 3.69)

A generous sized living space with uPVC window to front, with radiator below and French doors to the large rear, tiered garden. Laminate flooring throughout and coved ceiling.

## First floor landing

Access to the loft, coved ceiling and window to the rear.

## Bedroom 1

16'2" x 9'4" (4.93 x 2.86)

A good sized through double bedroom, with windows to front and rear. Carpeted with coved ceiling.

## Bedroom 2

8'10" x 8'6" (2.70 x 2.60)

A second bedroom, carpeted with coved ceiling and window to the front.

## Bedroom 3

9'3" x 6'6" (2.84 x 1.99)

Third bedroom, which is carpeted, has coved ceiling and window to the rear.

## Family bathroom

5'11" x 5'7" (1.81 x 1.71)

Consisting of a 3 piece bathroom suite, including low flush W.C., hand wash basin, bath with shower above and panelling, chrome heated towel rail, tiled floor and uPVC frosted window to the rear.

## External

To the front there is a block paved parking area and further driveway, to the left hand side leading through to the rear of the property. To the rear there is a lower block paved patio with steps leading up to a good sized area of garden.

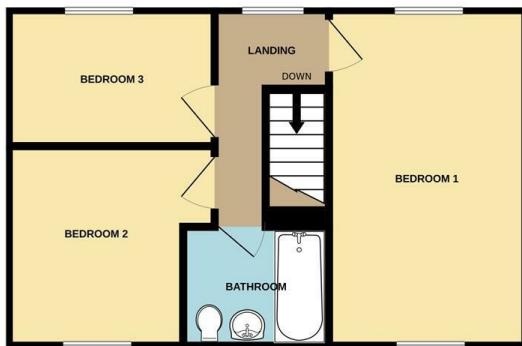
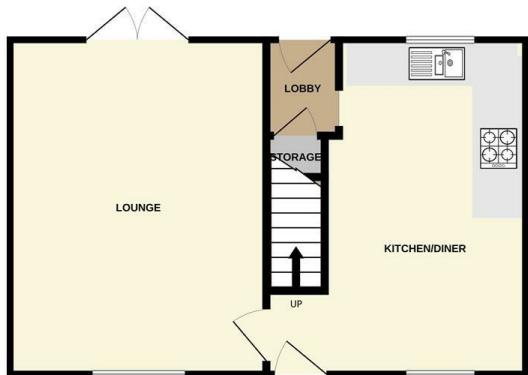


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Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  CASTLE DWELLINGS

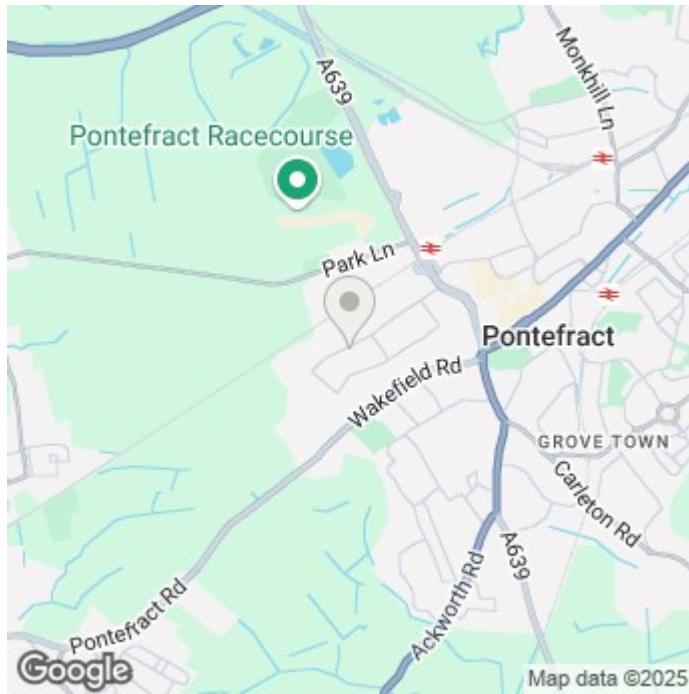
## Floor Plan

GROUND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.1ST FLOOR  
399 sq.ft. (37.0 sq.m.) approx.

TOTAL FLOOR AREA : 800 sq.ft. (74.3 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 |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) A  |                         | 84        |
| (81-91) B  |                         | 70        |
| (69-80) C  |                         |           |
| (55-68) D  |                         |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | 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.

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