

Union Street, Pontefract



Offers Around £80,000



2



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This terraced house on Union Street is **SOLD AS SEEN** and offers a delightful opportunity for those seeking a comfortable and convenient home. This property is ideal for first time buyers or investors. Upon entering, you are welcomed into a spacious reception room that provides a perfect space for relaxation or entertaining guests.

The layout is designed to maximise comfort and functionality, making it easy to create a warm and inviting atmosphere. The property features a well-appointed shower room, ensuring that all essential amenities are readily available.



- No Upper chain
- Ideal investor or first time buyer property
- Lounge and dining kitchen
- rear hall and shower room
- Two double bedrooms
- Rear shared yard
- EPC Grade to follow
- Council Tax Band A
- Freehold
- Don't miss out - book a viewing today

Call **01977 285 111** to view this property or visit www.crownestateagents.com

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

Lounge

12'10" x 12'4" overall (3.92 x 3.77 overall)

A good size front facing room with modern composite external door into, central heating radiator, coved ceiling and stone effect fire surround. Archway to the

Kitchen/Diner

10'10" x 9'2" plus recess (3.32 x 2.80 plus recess)

Having a range of fitted units including base cupboards and drawers with laminate work surfaces over, inset 1.5 bowl stainless steel sink with mixer taps, fitted under oven and 4 ring hob with chimney hood over, wall cupboards and larder unit. Rear facing window, central heating radiator and plumbing for an automatic washing machine. Archway to the

Entrance Lobby

6'4" x 2'11" (1.95 x 0.89)

Having a modern composite door to the rear yard and access off to the

Shower Room

6'4" x 5'7" (1.94 x 1.71)

With suite comprising low level flush WC, Wash hand basin and shower cubicle with sliding glazed doors. Tiling to walls and floor, central heating radiator and opaque rear facing window.

First Floor Landing

Bedroom 1

12'10" x 10'4" plus robes (3.92 x 3.16 plus robes)

Good size front facing window with a range of fitted robes to one wall, two doors having mirror facings, central heating radiator and coved ceiling

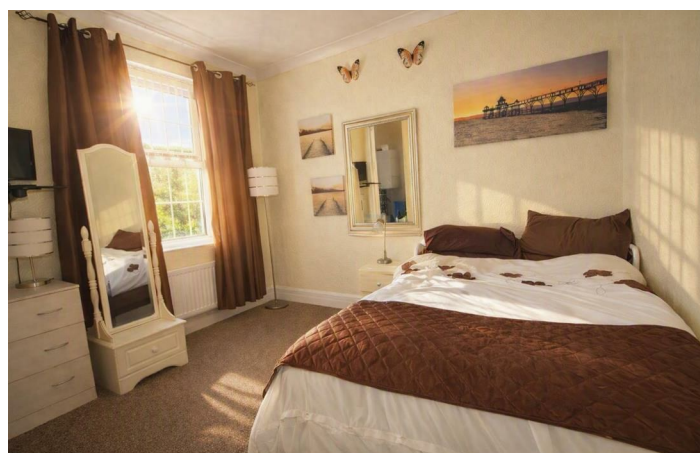
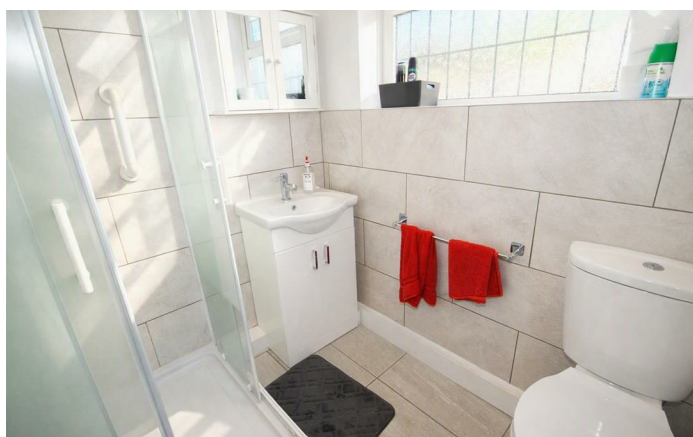
Bedroom 2

10'11" x 9'2" (3.33 x 2.80)

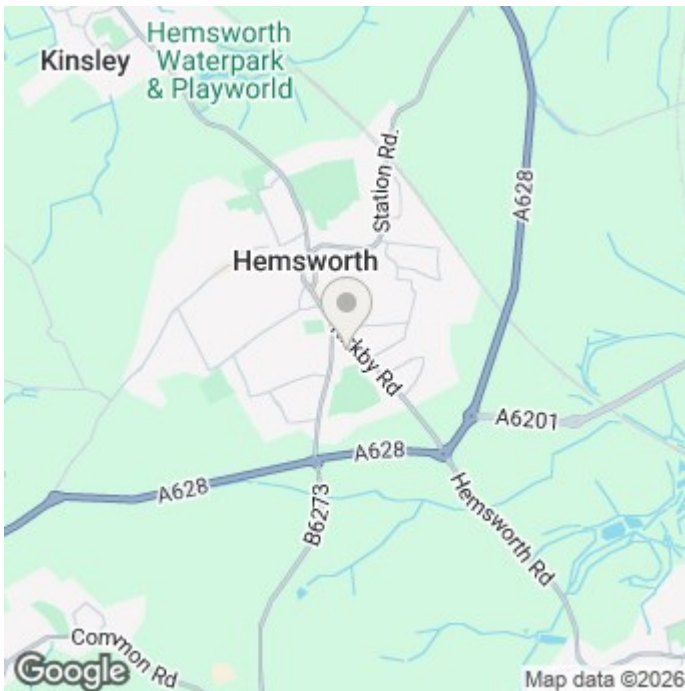
A second double with rear facing window and with central heating radiator, coved ceiling, store off housing the gas fired central heating boiler and with loft ladder access to the roof void.

External

Rear yard area which is shared and has a garden shed.



Floor Plan



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(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 Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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