CROWN | ESTATE AGENTS

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

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

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

CASTLE DWELLINGS

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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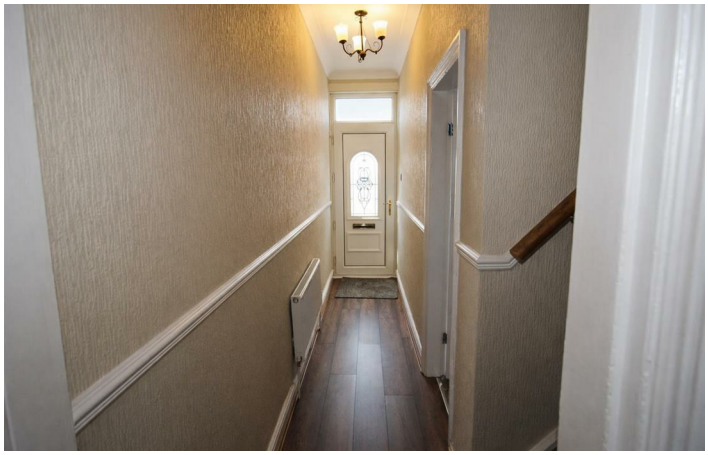

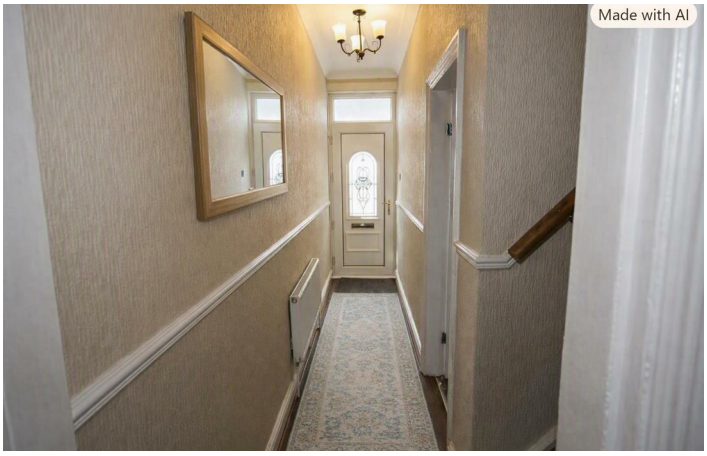

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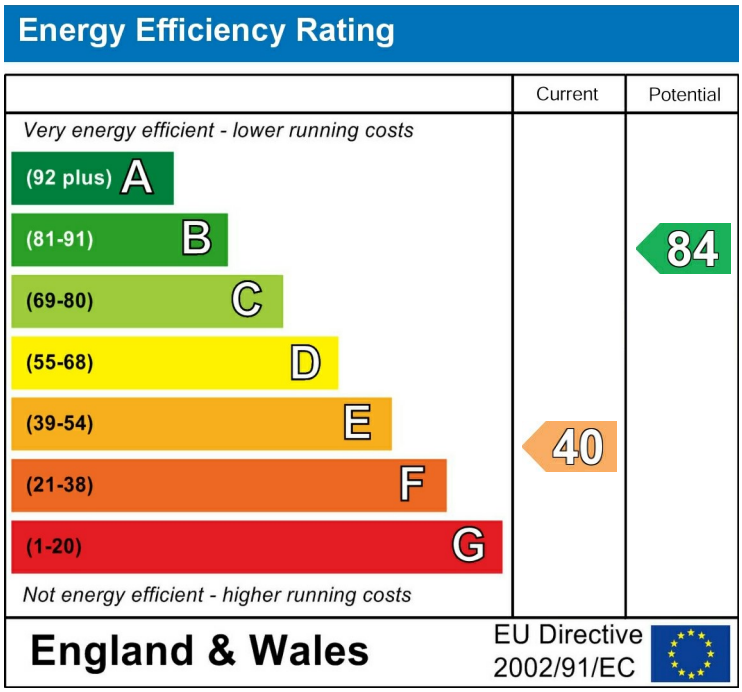
Floor Plan



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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