



CROWN

ESTATE AGENTS

King Street, Pontefract



Asking Price £155,000



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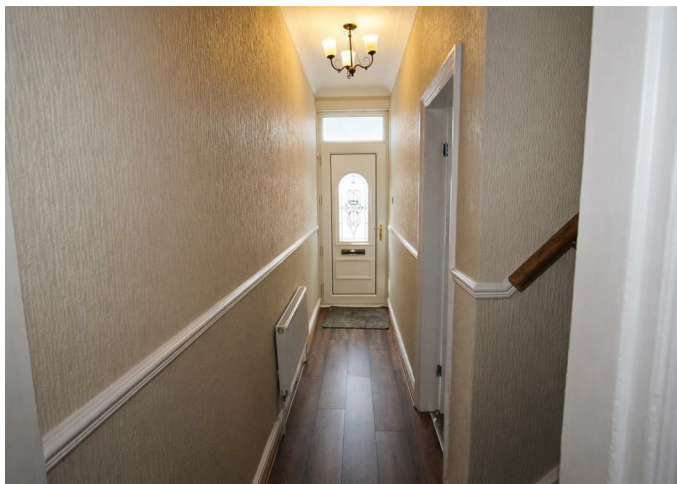
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Nestled in the heart of Pontefract on the charming King Street, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 904 square feet, the property boasts two inviting reception rooms. s. The well-proportioned layout includes three spacious bedrooms,

The property features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. With its traditional design and modern amenities, this home is perfect for those looking to enjoy the vibrant community of Pontefract, with its local shops, schools, and parks just a stone's throw away. This mid-terrace house is not only a wonderful place to live but also a fantastic opportunity for first-time buyers or investors looking to expand their portfolio. With its appealing location and generous living space, this property is sure to attract interest. Don't miss the chance to make this charming house your new home.



- Ideal first time buyer property with NO UPPER CHAIN
- Modern and efficient air source heat pump central heating including solar panels for economy of living
- 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.

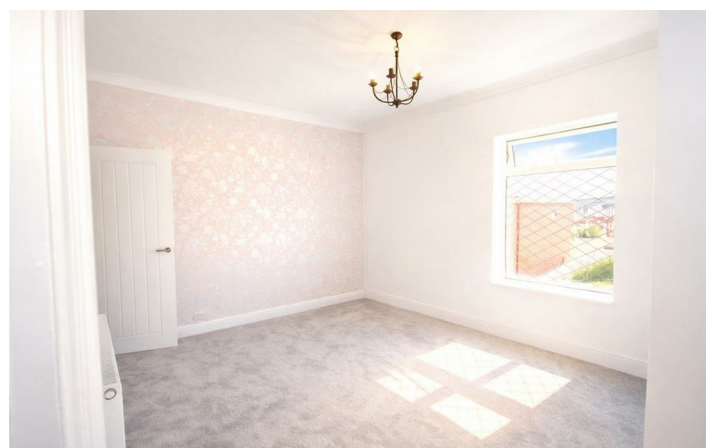
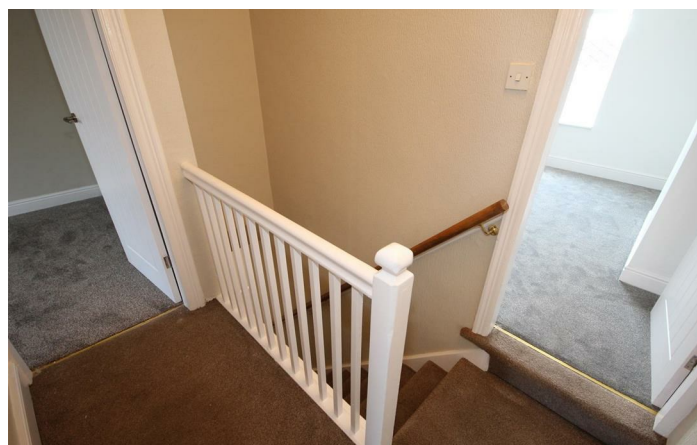
Bedroom 3

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

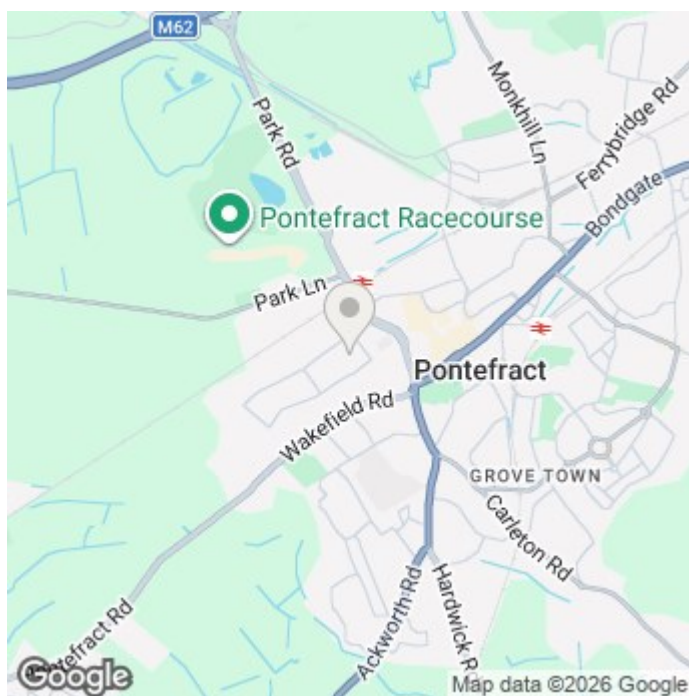
A tidy garden which is overlooked by the property and features a rear exit point and space suitable for bin storage.



Floor Plan



TOTAL FLOOR AREA: 767 sq ft (70.9 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, sections, walls and any other parts are approximate and no responsibility is taken for any error or omission in the drawings. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and fittings shown are not shown and no guarantee is made as to their condition or location.



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		
	40	84
England & Wales	EU Directive 2002/91/EC 	

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