



Queens Square, Pontefract, West Yorkshire

HIVE heating system | Huge private gardens | A secured driveway with parking for up to four vehicles | Ready to move in | Spectacular countryside views | High specification interior | Modern bathroom and kitchen | Bi-fold doors

3 Bedroom Semi Detached House | Offers above: £130,000

Rosedale
& Jones



Queens Square, Pontefract, West Yorkshire

DESCRIPTION

NO CHAIN. SALE BY AUCTION. We advise cash buyers only. An immaculate home, which boasts spectacular countryside views, large private gardens and loads of parking. Previously sold for £180,000. Seller looking for a quick sale after a fall through.

Key Features

- HIVE heating system
- Huge private gardens
- A secured driveway with parking for up to four vehicles
- Ready to move in
- Spectacular countryside views
- High specification interior
- Modern bathroom and kitchen
- Bi-fold doors



LOCATION

Within walking distance of Pontefract Town Centre, which provides a wide range of local amenities, including a range of shops, bars, leisure facilities and restaurants. The local area also boasts a golf club and several rural walks/trails. The commuter links are extremely convenient, with public transportation links readily available and almost on your doorstep. Additionally, there are direct links into Leeds and Wakefield if wishing to commute to work, or for pleasure. This easy access to the M62, A1 and M1 motorway networks, mean that your commuter links really could not be better.

EXTERIOR

Front

The front of the property boasts exceptional views of the local countryside. Very low maintenance with stone paving and artificial turf. Secure gated parking for up to four vehicles on the driveway and a detached garage offers additional storage capacity.

Rear

A very generous garden, complete with artificial grass lawn and a patio area which is ideal for some garden furniture and entertaining. The space is very private and offers wonderful views of the local countryside.

INTERIOR - Ground Floor

Entrance Hall

Plenty of space for shoe and coat storage. A composite door and high specification tiled flooring, which flows into the kitchen. Central Heated radiator.

Living Room

3.85m x 3.72m

A warm and cosy space which can accommodate a selection of furniture layouts, as required. Premium quality flooring, a Central Heated radiator and Double Glazed windows with beautiful countryside views to the front aspect.

Dining Kitchen

5.84m x 3.23m

A modern fitted kitchen installation, with an abundance of unit space for storage and some high end upgrades, including quartz worktops, an inset sink/drainage, under-unit LED lighting and upgraded flooring. Supported appliances include: a fitted electric oven, with four 'induction' hobs and a fitted extractor fan above. Space for a fitted American fridge freezer and a washing machine. The space can accommodate a large eight seated dining table and benefits from decorative wall panelling along with lovely garden views. Central Heated radiator, Double Glazed windows and bi fold doors to the rear aspect.

INTERIOR - First Floor

Landing

Well presented with loft access and a Central Heated radiator.

Bedroom One

3.36m x 2.93m

A spacious king-sized bedroom, complete with fitted wardrobes and space for added furniture as required. Central Heated radiator and Double Glazed windows to the rear aspect.

Bathroom

A modern bathroom installation, complete with premium tiling, a w/c, a wash basin with fitted storage units and a bathtub with a standing shower, a glass water-guard and two shower head fixtures. Central Heated towel rack, a frosted Double Glazed window to the rear elevation and an extractor fan.

Bedroom Two

3.85m x 3.21m

Bedroom two comfortably supports a double bed and associated furniture. Central Heated radiator and Double Glazed windows to the front elevation with amazing countryside views.

Bedroom Three

2.53m x 2.32m

Large enough for a single bed and featuring fitted storage space. Best used as a child's bedroom, a nursery, a home office or a dressing room. Central Heated radiator and Double Glazed windows to the front elevation.

Unique Reference Number

LCLG

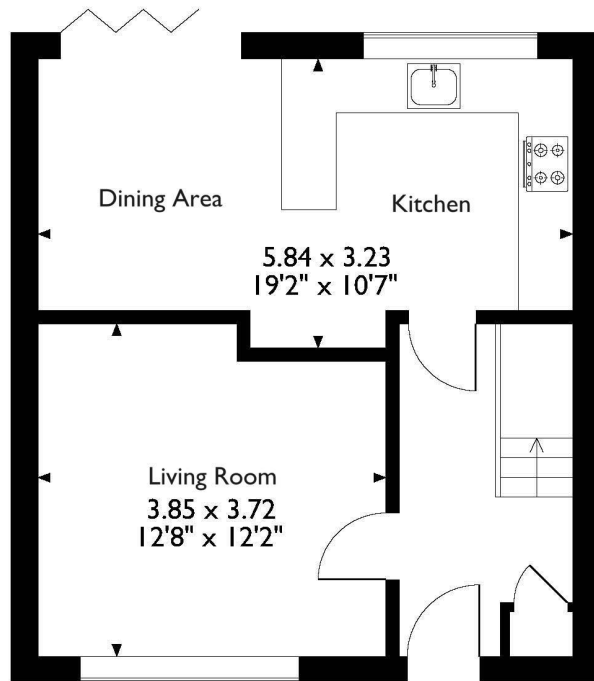
Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that this property is of non-standard construction, specifically known as pre fabricated steel framework, a certification has been attained by the seller confirming that the property is not defective, however if intending to use a mortgage lender, take advice first. We advise that only cash buyers with no chain pursue this property. All prospective buyers should inspect the legal pack prior to placing a bid, auction conditions apply and should be considered prior to placing a bid.



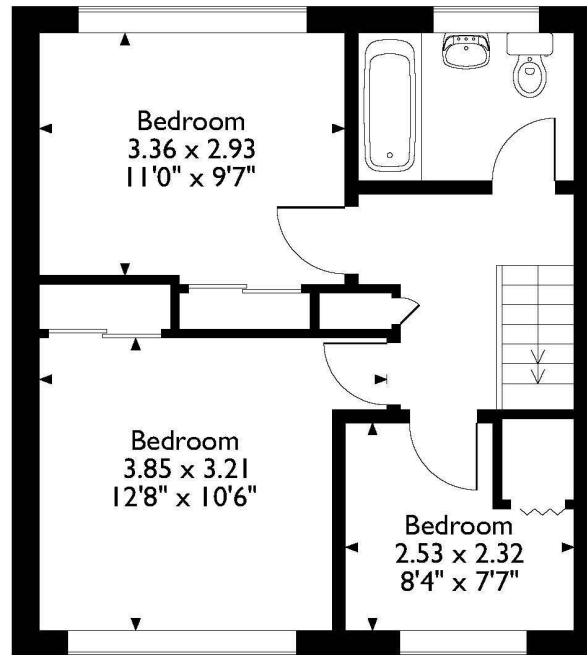
Queens Square, Pontefract

Approximate Gross Internal Area
80 Sq M/862 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



First Floor

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	88
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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