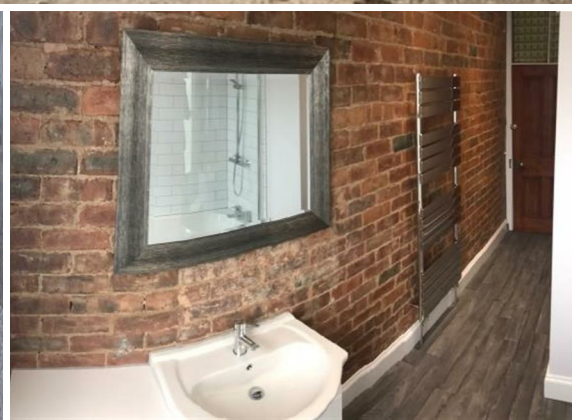




3 Bed
House - Terraced
located in
Pontefract

Guide Price £155,000



LOGIC
REAL ESTATE

Southgate
Pontefract
WF8 1QT

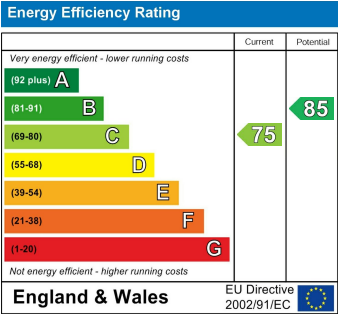


**** Investors only****Investment Opportunity – Three Bedroom Mid-Terrace Home in Pontefract Located on the outskirts of Pontefract town centre, this well-presented three-bedroom mid-terrace property offers an excellent investment opportunity, currently for sale with a tenant in situ. For further information regarding the tenancy, please contact Logic Real Estate directly.

**** Investors only*****Brilliant opportunity for Landlords - This property is currently in a contract with a Mindfull properties who tenant the property for you, the contract is due to expire in 24 months****Located on the outskirts of Pontefract town centre, this well-presented three-bedroom mid-terrace property offers an excellent investment opportunity, currently for sale with a tenant in situ. For further information regarding the tenancy, please contact Logic Real Estate directly.This spacious home features generously sized rooms throughout, including a well-proportioned living area and three comfortable bedrooms. Externally, the property benefits from a yard and the added convenience of seller-designated two-pack parking spaces.Ideally positioned within walking distance to Pontefract train station, the town centre, and local bus stations, the property enjoys excellent transport links and easy access to local amenities. Offered with no onward chain, this home is in good internal condition and is ready for its next owner.With its desirable location, reliable rental potential, and strong commuter links, this is a property that's not expected to stay on the market for long.Entrance - UPVC front entry door giving access into:Reception Hall - Having a period patterned tiled floor. Double panel radiator, ornate coving and dado rail. Staircase gives access to first floor.Lounge Feature fireplace with polished wooden surround, over mantle and tiled hearth incorporating an open fire. Double panel radiator and dado rail. Delph rack, ornate coving and ceiling rose. UPVC double glazed bay window to the front elevation.Dining Room Double panel radiator, picture rail, coving and ceiling rose. Built in cupboard to chimney breast recess. UPVC double glazed window to the rear elevation. UPVC door gives access to the back garden.Kitchen - Range of wall and floor units in mid range natural wood finish. Granite effect roll top work surfaces incorporating a

'Belfast' style sink unit with chrome mixer tap above. Plumbing for automatic washing machine and point for cooker. Tiled flooring and double panel radiator. Wall mounted extractor fan and coving. UPVC double glazed windows to the rear elevation.Basement - The property has cellar storage housing the gas and electricity meters. Having light and power supply.First Floor Accommodation - Landing Access to all first floor rooms. Dado rail, coving and access to loft.Bedroom One Double panel radiator, coving and uPVC double glazed window to the front elevation.Bedroom Two Double panel radiator, coving and uPVC double glazed window to the rear elevation. Fitted cupboard to chimney breast recess housing the Worcester gas fired central heating boiler.Bedroom Three Double panel radiator and uPVC double glazed window to the rear elevation.Bathroom A white suite comprising: free standing roll top bath with chrome taps, pedestal wash hand basin with chrome taps and low flush W.C. Separate shower cubicle with shower unit, rail and curtain. Ceramic tile flooring and complementary wall tiling. Coving and uPVC double glazed windows to the front elevation. Access to loft.Exterior - Front - Buffer garden with pathway that gives access to the front door.Rear - Paved area accessed form the back door with steps down to the garden or via the off street area. The garden is mainly lawned and bordered by flower beds. Enclosed by timber fencing to two sides.





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