



2 Bed
House - End Terrace
located in
Pontefract

Guide Price £185,000



LOGIC
REAL ESTATE

Ramsden Crescent
Pontefract
WF8 2FU



Presented to a high standard throughout, the current owner has tastefully upgraded the property beyond its original new build finish, adding quality features and thoughtful touches that set this home apart. Inside, the property is in turnkey condition, ready to move into with no onward chain, making for a smooth and stress-free purchase.

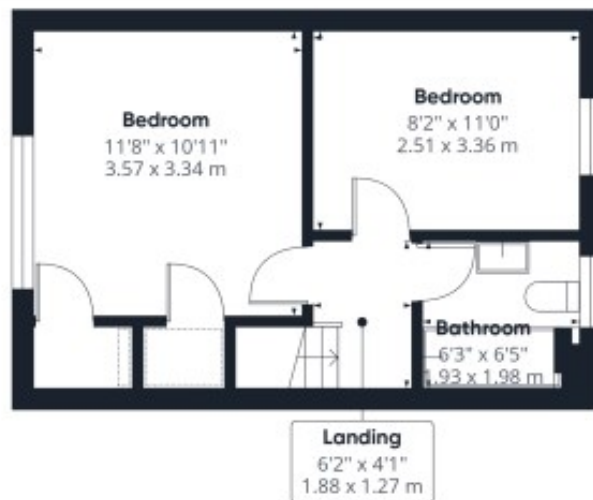
Modern Two Double Bedroom End Townhouse in Pontefract – No Onward Chain
Situating on a sought-after modern development in Pontefract, this beautifully presented two double bedroom end townhouse is the ideal home for first-time buyers, young professionals, or those looking to downsize. Set in a quiet cul-de-sac position, the property benefits from a double driveway to the front and an enclosed, landscaped rear garden – perfect for entertaining or relaxing in private. Presented to a high standard throughout, the current owner has tastefully upgraded the property beyond its original new build finish, adding quality features and thoughtful touches that set this home apart. Inside, the property is in turnkey condition, ready to move into with no onward chain, making for a smooth and stress-free purchase. The ground floor offers a welcoming entrance hallway, a stylish modern kitchen with French doors opening onto the rear garden, a spacious lounge, and a convenient downstairs WC. Upstairs, there are two generous double bedrooms and a contemporary family bathroom. Located close to excellent transport links, the home offers easy access to both the M62 and A1(M) motorway networks, making it perfect for commuters. A range of well-regarded schools, shops, and pubs are all within easy reach, and for those who enjoy the outdoors, there are scenic countryside walks nearby. This is a fantastic opportunity to purchase a move-in-ready home in a highly desirable area – early viewing is highly recommended. Entrance Hall Composite front entrance door leads into the hallway. Tiled flooring and stairs lead to the first floor. access door into the lounge. Lounge UPVC double glazed windows to the front elevation. Gas central heated radiators. Access to the kitchen and WC. WC Toilet with a low level flush gas central heated radiator sink with a mixer tap. Extractor fan to the ceiling. Kitchen

Diner Wall and base units fitted electric oven gas hob and extractor fan over complementary laminate work surfaces. Tiling to the floor central heated radiator and utility area with plumbing for washing machine and dryer. Under stairs storage cupboard. Landing Loft access. Door two bedroom one and two and the family bathroom. Bedroom One UPVC double glazed windows to the front elevation. Gas central heated radiator two storage cupboards. Bathroom A designer sink with waterfall waste and floating mixer tap. A toilet with low-level flush sink with a mixer tap and mains feed shower over glass partition shower screen the walls are fully tiled and have integrated alcove for towels and bathroom product products. UPVC double glazed window to the rear elevation LED wall mounted mirror with Bluetooth. Towel rail. Bedroom Two UPVC double glazed window to the rear elevation wall panelling and gas central heated radiator. Front Driveway Double driveway and pebbled planting area. A pathway will lead you to the rear of the property. Rear Garden Landscape patio areas and artificial lawn garden with a garden shed and gate side access. Vendor Comments The current owner only owns 35% of this property but is now selling 100% agreed with the shareholder. The property is currently leasehold and will become freehold when the sale is complete.***





Floor 0



Floor 1

Approximate total area[®]
617 ft²
57.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

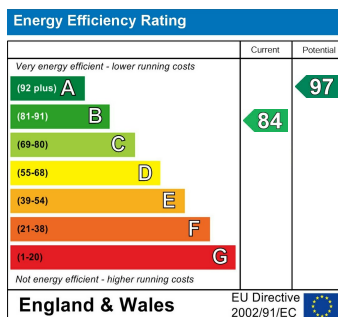
Calculations are based on RICS IPMS 3C standard.

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