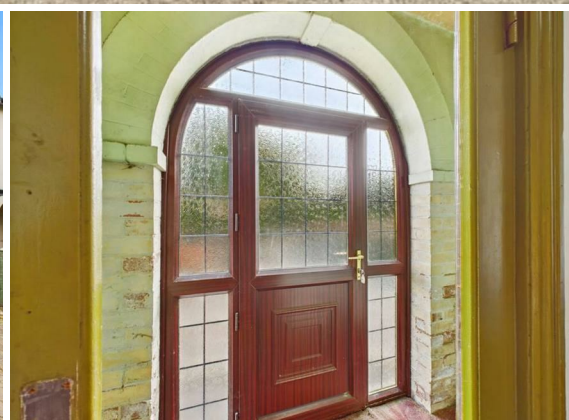




3 Bed
House - Semi-
Detached
located in
Pontefract
Auction Guide £150,000



Chequerfield Avenue
Pontefract
WF8 2TB



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

* A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional. *

Nestled in the charming area of Chequerfield Avenue, Pontefract, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout of the home is both practical and welcoming, ensuring that every corner is utilised effectively. The bathroom is conveniently located, catering to the needs of the household. The property benefits from a lovely garden space, perfect for enjoying the outdoors or for children to play. The area is well-connected, providing access to nearby towns and cities, ensuring that you are never far from the action. With its spacious rooms and inviting atmosphere, it is a property that truly feels like home.

Tucked away in a pleasant cul-de-sac, this traditional three-bedroom semi-detached property is brimming with potential. Boasting high ceilings, original features, and generously sized gardens, it offers a rare opportunity for full renovation to create your dream family home or a rewarding investment project.

Entrance Hallway

Double glazed door and side window panelling with archway. Exposed brick and internal timber door leads into the hallway.

Hallway

4'4" x 11'6"

Staircase leading into the first floor. Under stairs storage cupboard. Access door to 2 reception rooms and the kitchen.

Kitchen

7'5" x 13'

UPVC double glazed window to the rear and side elevations. Base kitchen units, sink with drainer, space for a cooker. Timber side access door.

Lounge

11'4" x 12'8"

With a bay window to the front elevation, double glazing and UPVC. Timber flooring. Skirting boards, wall panelling and open fire with bricks around and flagged hearth.

Dining Room

11'4" x 12'7"

With a chimney breast open fire bricks around and slab hearth. Patio doors to the rear elevation.

Sunroom

18'7" x 9'5"

Brick built with double glazed windows and Perspex roofing.

Bedroom one

UPVC double glazed window to the front elevation. Skirting boards and timber flooring. Chimney breast.

Bedroom One

7'5" x 6'11"

UPVC double glazed window to the front elevation . Timber flooring. Skirting boards.

Bedroom Two

11'4" x 10'6"

UPVC double glazed window to the front elevation . Timber flooring. Skirting boards.

Bedroom Three

11'4" x 12'8"

UPVC double glazed window to the rear elevation , skirting boards, timber floor built in wardrobes and chimney breast.

Bathroom

7'5" x 8'8"

Bath sink toilet . Double glazed window to the side elevation timber flooring. Newly plastered.

Garden

Block paved patio areas, lawned garden . Planting areas, fruit trees, greenhouse and decking with pergola.

Driveway

Double Iron gates providing access to parking. A single iron gate leads to the side path And rear garden access.

Offered for sale by auction and with no onward chain, early viewing is strongly advised to fully appreciate the scope and character on offer. Whether you're a family ready to create a forever home or a builder seeking your next project, this property should not be missed.



Entrance Hallway

Double glazed door and side window panelling with archway. Exposed brick and internal timber door leads into the hallway.

Hallway

4'4" x 11'6"

Staircase leading into the first floor. Under stairs storage cupboard. Access door to 2 reception rooms and the kitchen.

Kitchen

7'5" x 13'

UPVC double glazed window to the rear and side elevations. Base kitchen units, sink with drainer, space for a cooker. Timber side access door.

Lounge

11'4" x 12'8"

With a bay window to the front elevation, double glazing and UPVC. Timber flooring. Skirting boards, wall panelling and open fire with bricks around and flagged hearth.

Dining Room

11'4" x 12'7"

With a chimney breast open fire bricks around and slab hearth. Patio doors to the rear elevation.

Sunroom

18'7" x 9'5"

Brick built with double glazed windows and Perspex roofing.

Bedroom one

UPVC double glazed window to the front elevation. Skirting boards and timber flooring.

Chimney breast.

Bedroom One

7'5" x 6'11"

UPVC double glazed window to the front elevation. Timber flooring. Skirting boards.

Bedroom Two

11'4" x 10'6"

UPVC double glazed window to the front elevation. Timber flooring. Skirting boards.

Bedroom Three

11'4" x 12'8"

UPVC double glazed window to the rear elevation, skirting boards, timber floor built in wardrobes and chimney breast.

Bathroom

7'5" x 8'8"

Bath sink toilet. Double glazed window to the side elevation timber flooring. Newly plastered.

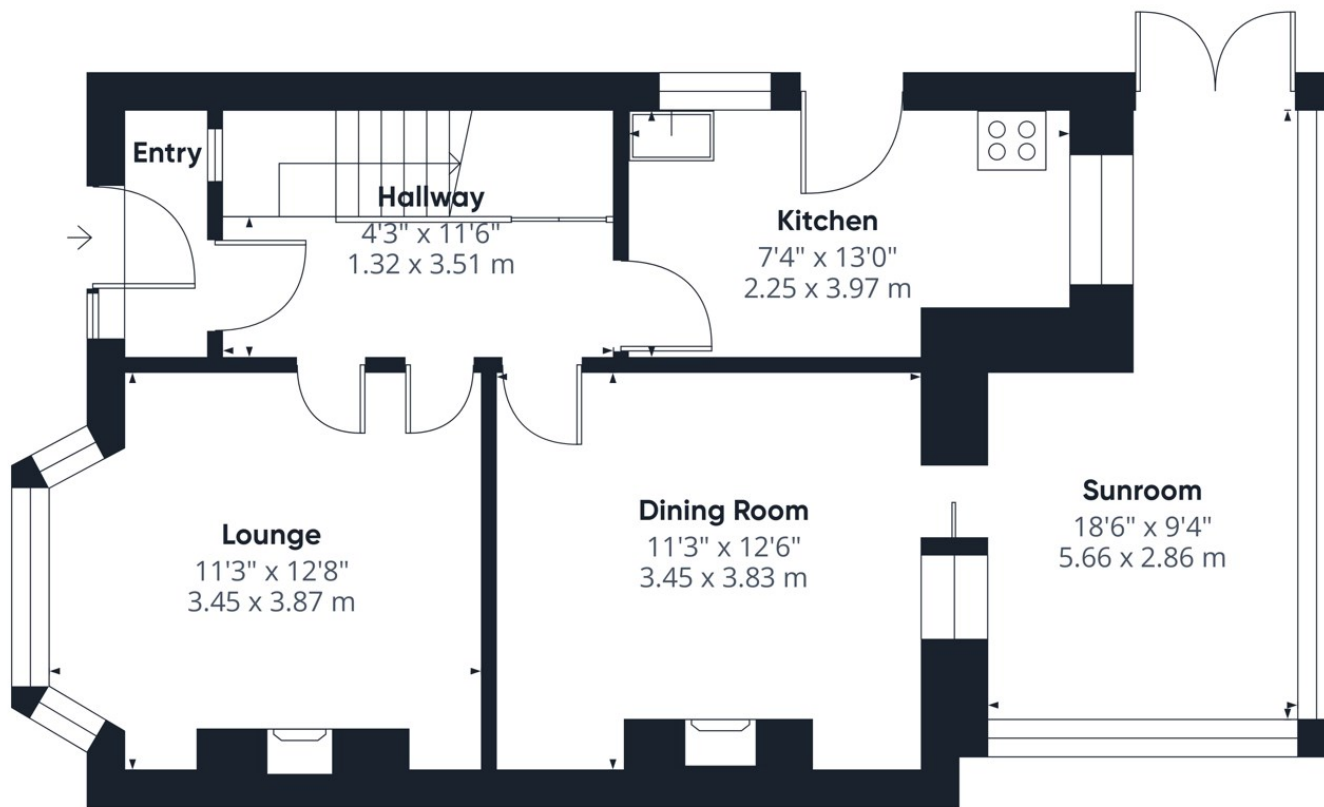
Garden

Block paved patio areas, lawned garden. Planting areas, fruit trees, greenhouse and decking with pergola.

Driveway

Double Iron gates providing access to parking. A single iron gate leads to the side path And rear garden access.





Approximate total area⁽¹⁾
602 ft²
56.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0

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		
England & Wales EU Directive 2002/91/EC		

CONTACT

148 Southgate
Pontefract
West Yorkshire
WF8 1QT

E: info@logicrealestate.co.uk
T: 01977 700595

LOGIC
REAL ESTATE