



2 Bed  
House - Terraced  
located in  
Pontefract

Offers In Excess Of  
£130,000



St. Thomas's Terrace

Pontefract

WF8 2PF

Cellar  
12'7" x 12'6"  
Carpeted throughout. Central heated radiator.

Cellar  
12'9" x 12'11"  
Access to WC and door leading to the side of the property. Carpeted throughout. Central heated radiator.

WC  
2'4" x 4'8"  
WC with low level flush. Wash hand basin with chrome taps. Full height wall tiling. UPVC frosted window to the side elevation.

Living Room  
12'12" x 12'11"  
Feature fire with hearth and surround. Central heated radiator. UPVC door leading to the front of the property. UPVC window to both the front and side elevation.

Kitchen  
12'8" x 11'4"  
High and low level kitchen base units. Integrated oven with hob. Option to reconnect plumbing for washing machine. Sink with drainer and chrome mixer tap over. UPVC door leading to the rear of the property. Access to the cellar. Central heated radiator. UPVC windows to the rear and side elevation.

Landing  
2'12" x 6'2"  
Access to both bedrooms and the house bathroom.

Bedroom One  
12'11" x 12'10"  
Built in storage cupboard. Central heated radiator. UPVC window to the front elevation.

Bedroom Two  
12'8" x 6'6"  
Carpeted throughout. Central heated radiator. UPVC window to the rear elevation.

Bathroom  
9'5" x 4'11"  
White suite comprising of WC with low level flush. Wash hand basin with chrome taps over panel bath with chrome taps and mains feed shower. Central heated radiator. UPVC frosted window to the rear elevation.

Exterior  
There is a large rear garden, giving access to the garage.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>			
			EU Directive 2002/91/EC

80

62

**Approximate total area<sup>(1)</sup>**  
 1020 ft<sup>2</sup>  
 94.7 m<sup>2</sup>

(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

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