



2 Bed
House - Terraced
located in
Pontefract

Offers In Excess Of
£130,000



St. Thomas's Terrace

Pontefract

WF8 2PF

****NO ONWARD CHAIN**IDEAL INVESTMENT OPPORTUNITY**BOOK YOUR VIEWING TODAY AS THIS PROPERTY WILL NOT BE AROUND FOR LONG!****

This two-bedroom terraced property in Pontefract offers a good opportunity for investors or small families looking for a home they can improve and add value to. The property does require work throughout, but it has great potential.

The accommodation briefly comprises a large cellar, living room, kitchen, WC, two bedrooms and a family bathroom.

Externally, the property benefits from a garage and a spacious rear garden, providing useful outdoor space and additional storage or parking.

Located in an established residential area with access to local amenities, shops, schools and transport links, the property is well positioned for buyers looking to renovate or invest.

This is a property with potential for the right buyer and viewing is recommended to appreciate the opportunity on offer.

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.

These particulars are prepared in good faith and in accordance with current consumer protection legislation, using information





provided by the vendor. Whilst we take reasonable steps to ensure that the details are accurate and not misleading, we have not independently verified all information and cannot guarantee its completeness or accuracy. The particulars are intended as a general guide only and do not constitute part of an offer or contract. All descriptions, measurements, references to condition, services, tenure, planning matters, and other material information should be independently verified by prospective purchasers through inspection, survey, and appropriate professional enquiries.

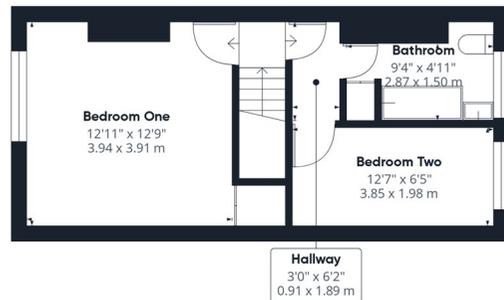




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
1020 ft²
94.7 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

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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>			
England & Wales		EU Directive 2002/91/EC	

