



3 Bed  
House - Semi-  
Detached  
located in  
Pontefract  
Starting Bid £117,000



Mill Hill Lane  
Pontefract  
WF8 4JF

**\*\*MODERN METHOD OF AUCTION\*\*AMAZING INVESTMENT OPPORTUNITY\*\***

**Lead In**

Offered for sale via the Modern Method of Auction, with a starting bid of £130,000, this three-bedroom semi-detached home is sure to attract strong interest from investors, developers, and first-time buyers looking for a generously sized property in a highly convenient location.

Positioned within a popular and well-connected area, the home is ideally placed close to town centre amenities, local shops, schools, and motorway networks, making it an excellent option for a wide range of purchasers.

Internally, the property is in working order and has previously been rented out, however it would now benefit from a full programme of modernisation. This presents a fantastic opportunity for any buyer looking to put their own stamp on a property and unlock its full potential.

The accommodation offers excellent proportions throughout and must be viewed internally to fully appreciate the space and possibilities on offer.

Externally, the home benefits from front and rear gardens, a private driveway, and a separate detached garage, adding further appeal and practicality.

Properties of this size, with this level of potential and such an attractive starting price for the area, are always in demand.

Offered with no onward chain, early viewing is highly recommended.

**Entrance Hall**  
9'4" x 6'5"

Access to the kitchen and stairs leading to the first floor. Wood effect flooring.

**Kitchen**  
10'6" x 7'6"

UPVC access door to the rear. Access to the living room diner. High and low level kitchen units. Integrated oven with four ring hob and extractor hood. Sink with drainer and chrome mixer tap. Option to reconnect plumbing for washing machine. Central heated radiator. UPVC double glazed window to the rear.

**Living Room Diner**  
20'6" x 9'11"

Feature fire with hearth. Wood effect flooring. Central heated radiator. UPVC double glazed windows to the front and rear.

**Landing**  
6'4" x 5'8"

Access to all three bedrooms and the bathroom. Carpeted throughout. UPVC double glazed frosted window to the side elevation.

**Bedroom One**  
9'10" x 9'4"

Built in storage. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear.

**Bedroom Two**  
10'3" x 8'9"

Built in storage cupboard. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front.

**Bedroom Three**  
7'1" x 8'9"

Wood effect flooring. Central heated radiator. UPVC double glazed window to the front.

**Bathroom**  
6'5" x 6'11"

White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Panel bath with chrome taps and shower attachment. Extractor fan. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

**External**





The property is approached via a paved pathway leading to the entrance, set behind a low-level timber fence which encloses a lawned front garden. To the side, a generous driveway runs alongside the property, offering off-road parking for multiple vehicles and leading to a detached garage at the rear. The plot benefits from a practical layout with scope for further enhancement or landscaping if desired.

To the rear, the property enjoys a private enclosed garden, predominantly laid with a combination of paved patio and planted areas. While currently requiring some maintenance, the space offers excellent potential to create an attractive outdoor seating and entertaining area. Timber fencing to the boundaries provides a good degree of privacy, and there is direct access to the garage via the driveway. The rear aspect is ideal for buyers looking to put their own stamp on a garden and maximise the available outdoor space.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

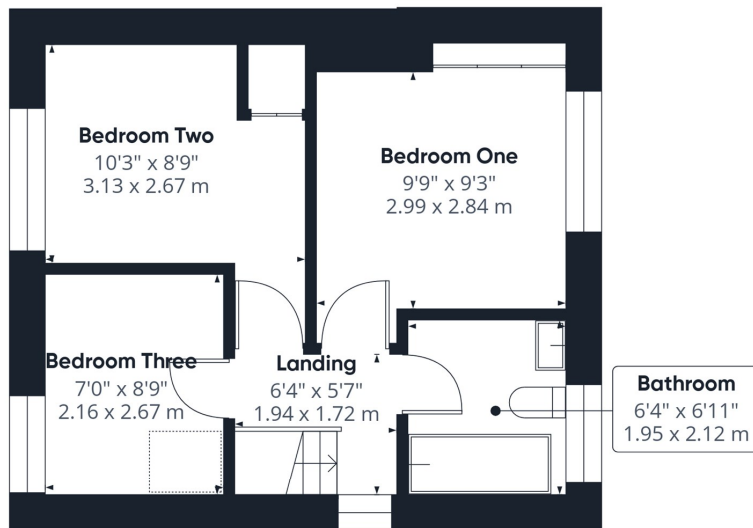
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional





Floor 0



Floor 1

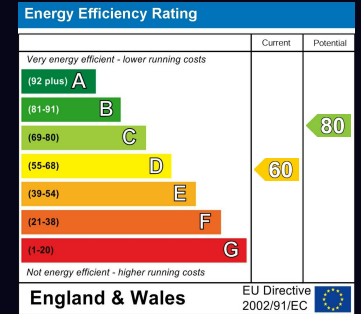


Approximate total area<sup>(1)</sup>  
678 ft<sup>2</sup>  
63 m<sup>2</sup>

(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.

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