



130 Pontefract Road
Pontefract WF8 2PP

PROPERTY FEATURES

- Attractively presented family home
- 3 bedrooms
- 2 reception rooms
- Conservatory
- Front and rear gardens
- Block paved driveway and garage
- Recently installed combi-boiler
- UPVC double glazing
- Excellent commuter road and rail links
- For all enquiries call FSL Estate Agents



01924 200101

Offers Around £225,000



PROPERTY DETAILS

Now offered for sale is this 3 bed semi-detached property which is attractively presented throughout, including a number of hand painted wall murals by a renowned local artist, and is ready for any new purchaser to move straight in. The well maintained property benefits from a recently installed combi-boiler and quality UPVC double glazed windows and external doors. Located on the outskirts of Pontefract, the property provides excellent road and rail commuter links and is close to a full range of amenities and schools. For all enquiries and to arrange a viewing call FSL Estate Agents on 01924 200101.



ACCOMMODATION

The property briefly comprises on the ground floor; entrance porch, entrance hall, living room, dining room, conservatory and kitchen. On the first floor; landing, 2 spacious double bedrooms, a single bedroom and bathroom. Outside; gardens to front and rear, driveway with ample parking and single car garage. Please refer to the floor plans for approximate room sizes and indicative room layout.



Entrance Porch 7' 4" x 3' 1" (2.238m x 0.935m)

A welcoming entrance porch with UPVC entrance door.

Entrance Hall

With open staircase leading up to the first floor.

Living Room 12' 0" x 12' 0" (3.659m x 3.651m)

A well proportioned family living room with feature bow window and contemporary wall mounted fire.

Dining Room 12' 0" x 11' 4" (3.668m x 3.461m)

A second reception room, currently used as a formal dining room with French doors leading through to the conservatory.

Conservatory 9' 3" x 9' 2" (2.832m x 2.791m)

A high quality lean-to conservatory extension which adds additional living space and which leads out to the rear garden.



Kitchen 12' 6" x 6' 7" (3.803m x 2.018m)

A galley style kitchen fitted with an extensive range of base and wall units. Integrated electric oven, gas hob and extractor. Under counter space for freestanding washing machine and dishwasher. Useful under stairs storage cupboard. A UPVC stable effect door leads out to the driveway.

Landing

On the first floor. A drop down hatch provides access to the loft storage space.

Bedroom 1 12' 1" x 11' 6" (3.678m x 3.496m)

A spacious double bedroom with feature bow window.



Bedroom 2 11' 4" x 12' 0" (3.461m x 3.668m)

A second good sized double bedroom which is currently used as a dressing room.



Bedroom 3 7' 9" x 6' 7" (2.360m x 2.003m)

A single bedroom.

Family Bathroom 7' 8" x 6' 7" (2.339m x 2.015m)

With fully tiled walls and fitted vanity units with inset wash basin, WC and double ended bath with electric shower and glazed screen above.

Outside

The property is fronted by a mature hedge with cobble style block paved driveway leading along the side of the property to a sectional garage with up and over door. To the front there is a garden, laid mainly to lawn. To the rear there a paved patio area ideal for entertaining and relaxing. Steps lead up to a raised lawn and further private paved patio area.



TENURE

Freehold.

COUNCIL TAX BAND

Band B.

ENERGY PERFORMANCE RATING

The property has an EPC rating of D(64).

VIEWINGS

For more information and to arrange a viewing contact our friendly team on 01924 200101. Please note that viewings are strictly by prior appointment.

IMPORTANT INFORMATION

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.



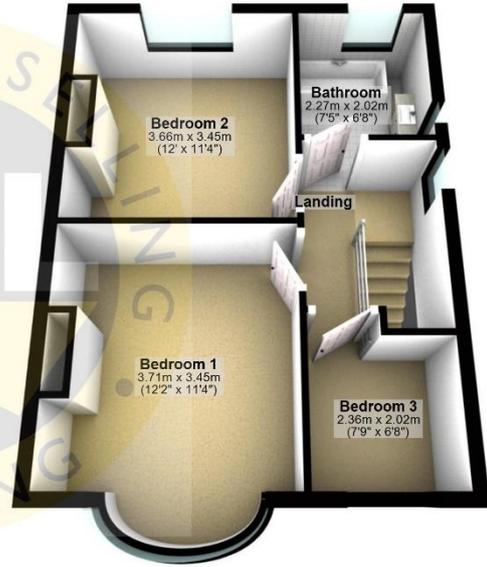
Ground Floor

Approx. 55.2 sq. metres (594.5 sq. feet)



First Floor

Approx. 42.0 sq. metres (451.6 sq. feet)



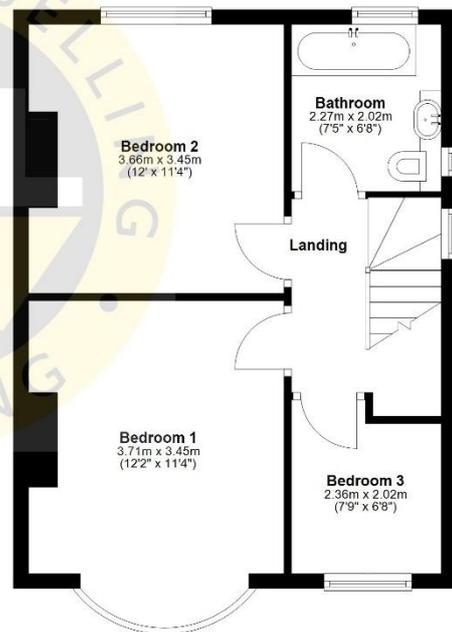
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For further information and to arrange a viewing contact FSL Estate Agents

Telephone **01924 200101**



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ENERGY PERFORMANCE CERTIFICATE

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

130 Pontefract Road
PONTEFRACT
WF8 2PP

Energy rating
D

Valid until: 4 April 2034

Certificate number: 1600-0651-0822-3304-3443

Property type Semi-detached house

Total floor area 96 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

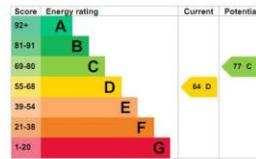
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from **A (best)** to **G (worst)** and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificate/1600-0651-0822-3304-3443?print=true>

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PRS Property Redress Scheme