



Carr Lane, South Kirkby, Pontefract

£95,000


MARTIN & CO

Carr Lane, South Kirkby, Pontefract

House - End Terrace 2 Bedrooms, 2 Bathroom

- ATTENTION! FIRST TIME BUYERS, DOWNSIZERS & INVESTORS
- AFFORDABLE 2 DOUBLE BEDROOM END TERRACE HOUSE. GARDENS FRONT & REAR
- DRIVEWAY (RIGHT OF WAY FOR OTHER PROPERTIES) ALLOCATED PARKING SPACE
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING. ENTRANCE PORCH, OPEN PLAN LOUNGE. KITCHEN/DINER
- FIRST FLOOR LANDING. 2 DOUBLE BEDROOMS & BATHROOM
- WALKING DISTANCE of LOCAL SHOPS & AMENITIES
- SHORT DRIVING DISTANCE OF SUPERMARKETS & SCHOOLS FOR ALL AGES
- EPC RATING C
- COUNCIL TAX BAND A
- FREEHOLD

A perfect opportunity for first time buyers, investors or those looking to downsize, being a blank canvas to put your own style and finish to a specification of your choice. As you arrive, you are greeted by a convenient driveway with a right of way for other properties, ensuring easy access and an allocated parking space.

The property itself has UPVC double glazing and gas central heating, providing both comfort and energy efficiency. The entrance porch leads you to an inviting open-plan lounge, perfect for relaxing. The kitchen/diner offers an ideal space for entertaining and family meals.

Upstairs the first floor landing leads to two spacious double bedrooms, offering ample space for rest and relaxation. The proximity to supermarkets within a short driving distance ensures that daily errands are a breeze, while good public transport links make commuting a stress free experience.

Situated centrally for major northern centres, this property is an ideal choice for the modern commuter, offering a perfect balance between suburban living and easy access to urban amenities.



Entrance Porch

UPVC double glazed door opens to entrance porch, having an internal door opening to the lounge.

Lounge

An open plan lounge having a UPVC double glazed window to the front aspect, feature fireplace, central heating radiator and stairs leading to the first floor accommodation.

Kitchen/Diner

Having a range of fitted wall cupboard and base units with laminated work surfaces incorporating a single bowl sink/drainers with mixer tap over and tiled splashbacks. There is a UPVC double glazed window overlooking the rear aspect and an external door opening to the rear garden.

First Floor Landing

Having access to the two bedrooms and bathroom.

Bedroom One

Having a UPVC double glazed window overlooking the front aspect and central heating radiator.

Bedroom Two

Having a UPVC double glazed window overlooking the rear aspect and central heating radiator.

Bathroom

Having a white three piece suite including a corner bath, pedestal hand wash basin and low flush WC.

Outside

There are gardens to the front and rear with a driveway which continues from the front of the property, then continues to the side and rear where there is an allocated parking space. The five neighbouring properties have right of way over the driveway to the rear of their property.

SALES BUYER CHECKS

Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier called I Am Property/Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £25 per person. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.



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		
		88
	72	
EU Directive 2002/91/EC		

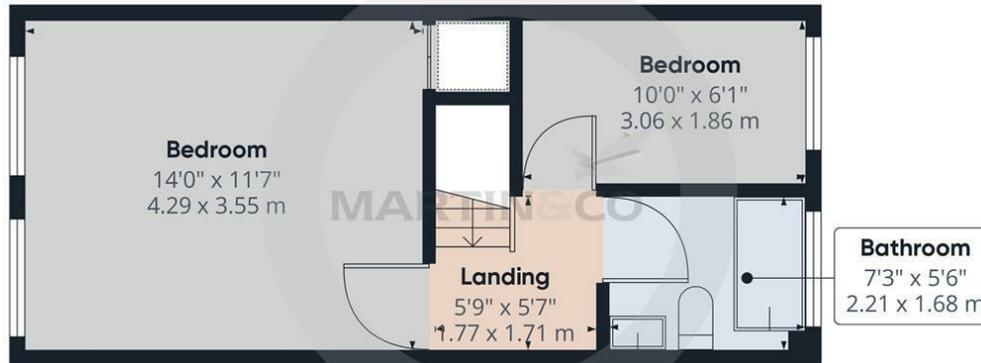
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

Entrance Porch
5'0" x 3'7"
1.52 x 1.11 m

Storage
3'0" x 5'5"
0.93 x 1.67 m



Floor 1



Floor 2



Approximate total area⁽¹⁾

637.33 ft²
59.21 m²

Reduced headroom

6.41 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

