



0 Bed  
Shop  
located in  
Pontefract

Guide Price £155,000



Barnsley Road  
South Elmsall  
Pontefract  
WF9 2RN

New Listing !! The property holds significant rental opportunities due to its mixed-use nature. The commercial unit, with its flexible layout and facilities, is suitable for various businesses. Meanwhile, the residential flat above offers a stable income stream, enhanced by its modern amenities and existing tenancy.

This property in South Elmsall comprises a commercial unit on the ground floor with a three-bedroom flat situated above it. On-street parking is available directly in front of the premises for convenience. The flat upstairs is already tenanted, ensuring a steady rental income. Commercial Unit: With roller shutter doors, kitchen toilet and a large outbuilding. This unit has undergone a part refurbishment and is 61.82m sq in size. - **\*Condition\***: Partially refurbished, providing a blend of modern and existing features. - **\*Amenities\***: Equipped with a kitchen and a toilet, enhancing its functionality for various business types. - **\*Security\***: Features a roller shutter door for added protection. - **\*Additional Space\***: Includes a large outbuilding at the rear, offering extra storage or operational space. Residential Flat: - **\*Configuration\***: The flat spans two levels, giving a spacious and comfortable living environment. - **\*Heating\***: Central heating throughout, ensuring warmth and comfort. - **\*Windows\***: Fitted with UPVC double glazing, providing insulation and noise reduction. - **\*Current Status\***: Tenants are already in situ, making it an attractive investment with immediate rental returns. Separate access to the rear for the first floor flat. Lounge With UPVC double glazed windows to the front aspect, gas central heated radiator and laminate flooring . Bedroom With UPVC double glazed window to the rear elevation and a gas central heated radiator. Kitchen UPVC double glazed window to the rear elevation, wall and base kitchen units, electric oven and hob with extractor fan over. Stainless steel sink and mixer tap, gas central heated radiator, tiled walls. Access to a utility cupboard housing plumbing for a washing machine and there is a wall mounted Combi boiler . Stairs Second floor with access to the shower room and two bedrooms. Shower Room UPVC double glazed window to the rear elevation, shower cubicle, sink and toilet. Part tiled walls Bedroom UPVC double glazed window to the front elevation,

central heated radiator. Bedroom UPVC double glazed window to the front elevation, central heated radiator and storage cupboard. Rental Potential: Logic Real Estate are the advertising agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. The property descriptions are to the best of our knowledge. Please inform us if you become aware of any information being inaccurate.

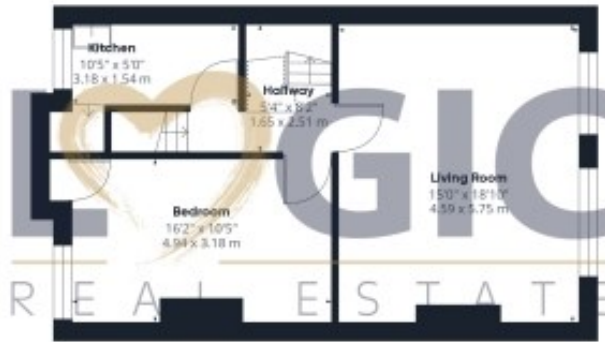




**LOGIC**  
REAL ESTATE



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area<sup>†</sup>  
 979.12 ft<sup>2</sup>  
 90.95 m<sup>2</sup>

Reduced headroom  
 9.1 ft<sup>2</sup>  
 0.85 m<sup>2</sup>

(†) Excluding balconies and terraces

□ Reduced headroom  
 (below 1.5m/4.92ft)

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

GI RAFFE 360

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

