



3 Bed  
House - Semi-  
Detached  
located in  
Pontefract  
Offers Over £160,000



Grove Road  
Pontefract  
WF8 2AB

**\*\*NEW\*\*NO ONWARD CHAIN\*\*IDEAL FOR INVESTORS\*\*PRESENTS AN OPPORTUNITY TO MODERNISE\*\***

Situated in the popular area of Chequerfield, this three-bedroom semi-detached home offers generous living space and an abundance of potential throughout.

In need of modernisation, the property presents an excellent opportunity for buyers looking to create their ideal home. Boasting spacious room sizes, this home sits on a desirable corner plot within a quiet, well-regarded street, known locally for its larger-than-average gardens. There are generous gardens to both the front and rear, with further potential to create a driveway (subject to the necessary planning permissions).

Offered with no onward chain, the property is ideally located close to a range of local amenities, including shops within walking distance, well-regarded primary and secondary schools, and excellent transport links via rail, bus, and motorway networks.

For families, there are nearby parks and the popular Valley Gardens just a short stroll away, while Pontefract town centre is also within easy walking distance.

This property will appeal to a wide range of buyers and is competitively priced to sell. An early viewing is highly recommended to fully appreciate the potential on offer.

Entrance Hall  
5'11" x 8'6"

Access to living room diner and kitchen. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

Living Room Diner  
12'12" x 21'11"

Feature gas fire with hearth and surround and back boiler. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front and rear.

Kitchen  
9' x 9'11"

Range of high and low level kitchen units with integrated oven, hob and extractor hood. Stainless steel sink with chrome tap over. Access to a pantry cupboard. Access door leading to the rear. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear.

Landing  
11'11" x 4'

Access to all three bedrooms, WC and shower room. Carpeted throughout. UPVC double glazed window to the side elevation.

Bedroom One  
11'8" x 11'5"

Built in storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

Bedroom Two  
9'11" x 10'

Built in storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

Bedroom Three  
8'11" x 10'7"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

WC  
2'7" x 5'4"

WC with low level flush. Wood effect flooring. UPVC double glazed frosted window to the side elevation.

Shower Room  
5'7" x 5'6"

White suite comprising of shower cubicle with electric shower. Wash hand basin with chrome taps over. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear.

External

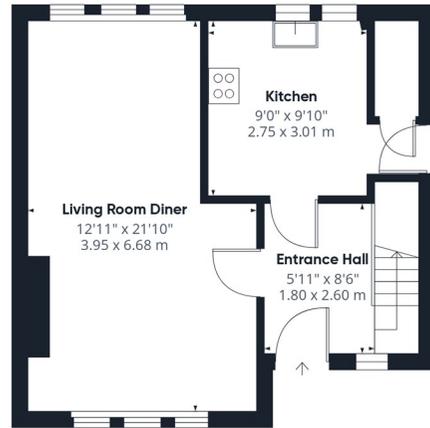




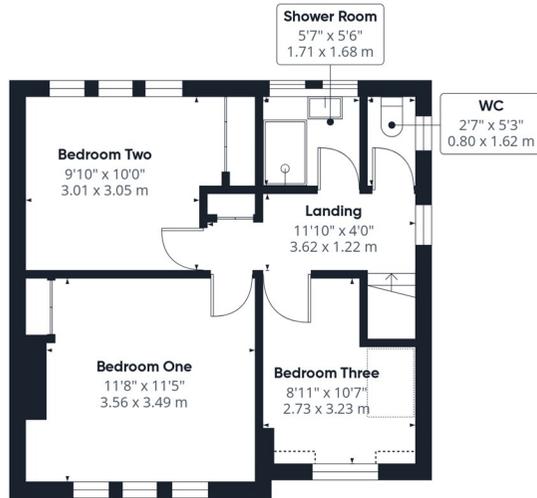
This well-presented and spacious brick-built family home enjoys a pleasant position set back from the road, benefiting from a sizeable front garden mainly laid to lawn. The property is approached via a paved frontage. To the rear is a private enclosed garden mainly laid to lawn.

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



**Approximate total area<sup>(1)</sup>**

870 ft<sup>2</sup>  
80.8 m<sup>2</sup>

**Reduced headroom**

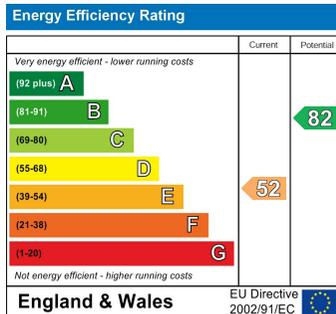
3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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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