

2 Bed

House - End Terrace

located in

Pontefract

£150,000







LOGIC REAL ESTATE

Grove Mount

Pontefract

WF8 2UA









Lead In
Situated in a quiet cul-de-sac in Pontefract, this spacious two double bedroom end terrace home offers fantastic potential for a wide range of buyers, including first-time buyers, investors and downsizers. Affordably priced and offering generous accommodation throughout, the property also presents an exciting opportunity for those looking to put their own stamp on a home, with potential to reconfigure the existing accommodation to create a third bedroom, subject to any necessary planning permissions and consents.

The ground floor accommodation comprises a spacious lounge, kitchen diner, separate utility area and the added convenience of a downstairs WC. To the first floor are two generously sized double bedrooms and a family bathroom. The generous proportions of the existing bedrooms offer exciting scope for buyers wishing to explore the possibility of creating a three-bedroom layout, subject to the relevant permissions and any necessary alterations.

Externally, the property benefits from generously proportioned outdoor spaces, offering plenty of potential for landscaping, entertaining or creating an attractive garden retreat. Communal parking bays are conveniently located to both the front and rear of the property.

Grove Mount is ideally positioned within easy reach of Pontefract Hospital, local schools, shops, amenities and a train station. Pontefract's bustling town centre is also nearby, offering a fantastic selection of independent shops, supermarkets, cafés, restaurants and excellent transport connections.

With spacious rooms, a practical layout, excellent outdoor space and the exciting possibility of creating an additional bedroom, this property represents a fantastic opportunity for buyers looking for an affordable home with long-term potential.

We anticipate strong interest in this property, and early internal viewing is highly recommended to fully appreciate the accommodation, space and potential on offer.

Entrance Hall
5'9" x 17'3"
Access to the living room, kitchen, WC/utility room and the stairs leading to the first floor. Carpeted throughout. Central heated radiator.

Living Room
11'3" x 14'4"
Feature fire with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Kitchen
11'2" x 8'9"
A modern range of high and low level kitchen units with integrated oven and hob. One and half bowl sink with drainer and chrome mixer tap. Space for fridge freezer. Access to the sunroom. Tiled effect flooring. Central heated radiator. UPVC double glazed window looking into the sunroom.

Sunroom
10'2" x 8'2"
Tiled effect flooring. UPVC double glazed French doors leading to the rear garden. UPVC double glazed windows to the rear elevations.







WC/Utility Room
5'11" x 5'9"
Wash hand basin with chrome taps. WC with low level flush. Plumbing for washing machine. UPVC double glazed frosted window to the rear aspect.

Landing
5'10" x 6'5"
Access to both bedrooms, the house bathroom and storage cupboard. Carpeted throughout.

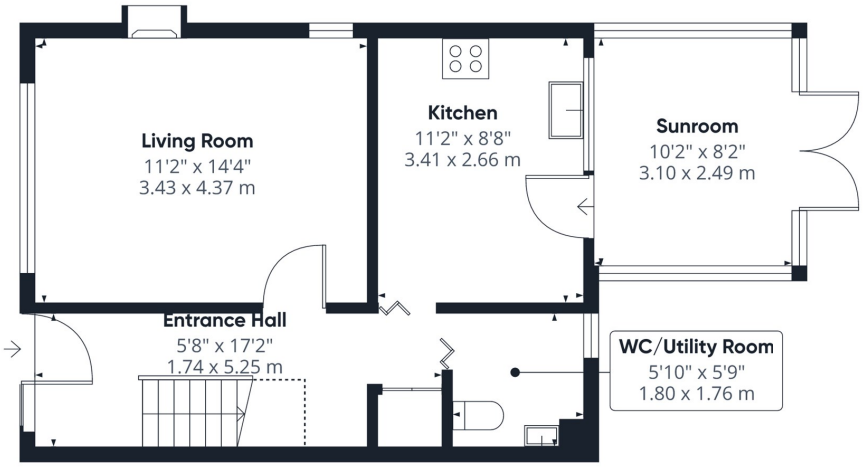
Bedroom One
14'4" x 9'9"
Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front elevations.

Bedroom Two
8'11" x 13'3"
Carpeted throughout. Central heated radiator. UPVC double glazed windows to the rear and side elevations.

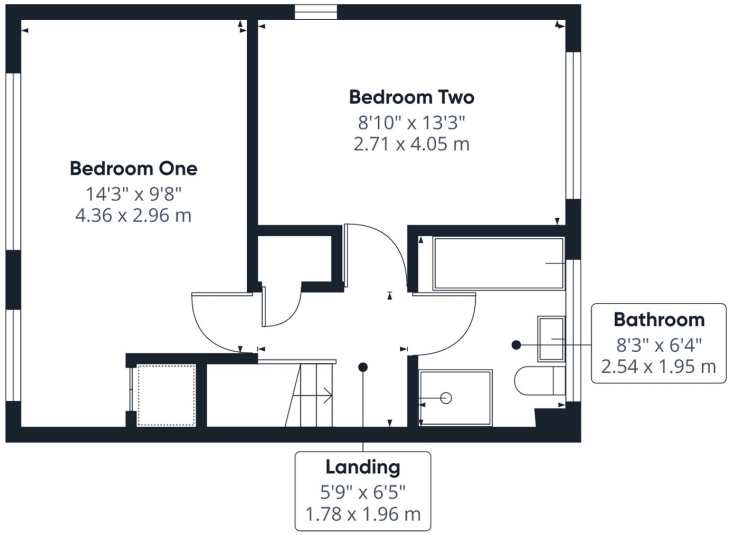
Bathroom
8'4" x 6'5"
White suite comprising of shower cubicle with mains feed shower. Panel bath with chrome taps. Wash hand basin with chrome mixer tap. WC with low level flush. Full height wall tiling. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the rear aspect.

External
To the front of the property is a generously sized, low-maintenance block-paved garden area, complemented by mature trees, established shrubs and planted borders, providing a pleasant and private setting. The area offers ample space for outdoor seating and further landscaping, with a pathway leading to the main entrance and gated access to the side of the property.

To the rear of the property is a generously sized, enclosed garden, predominantly block paved with attractive paved patio areas, decorative gravel borders and established planting. The garden offers excellent potential for outdoor entertaining, dining and relaxation, whilst benefiting from timber fenced boundaries providing a good degree of privacy. A versatile outdoor space with plenty of scope for further landscaping and personalisation.



Floor 0





Floor 1

Approximate total area(1)

861 ft²

79.9 m²

Reduced headroom

8 ft²

0.7 m²

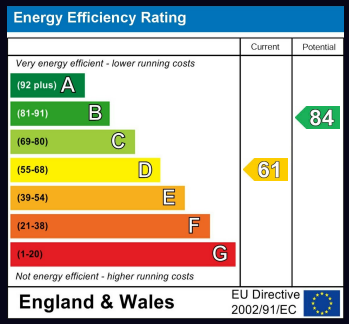
(1) Excluding balconies and terraces

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.

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