



HODSONS



ASKING PRICE

£115,000

Dorman Avenue

Pontefract, WF9 1ES



HODSONS

PROPERTY SUMMARY

A well-proportioned mid-terrace home offering a lounge, dining kitchen, three bedrooms and a spacious bathroom, complemented by UPVC double glazing, gas central heating and a good-sized rear garden. Tucked away in a cul-de-sac position in Upton, this property is offered with no onward chain and is ideal for first-time buyers or buy-to-let investors.

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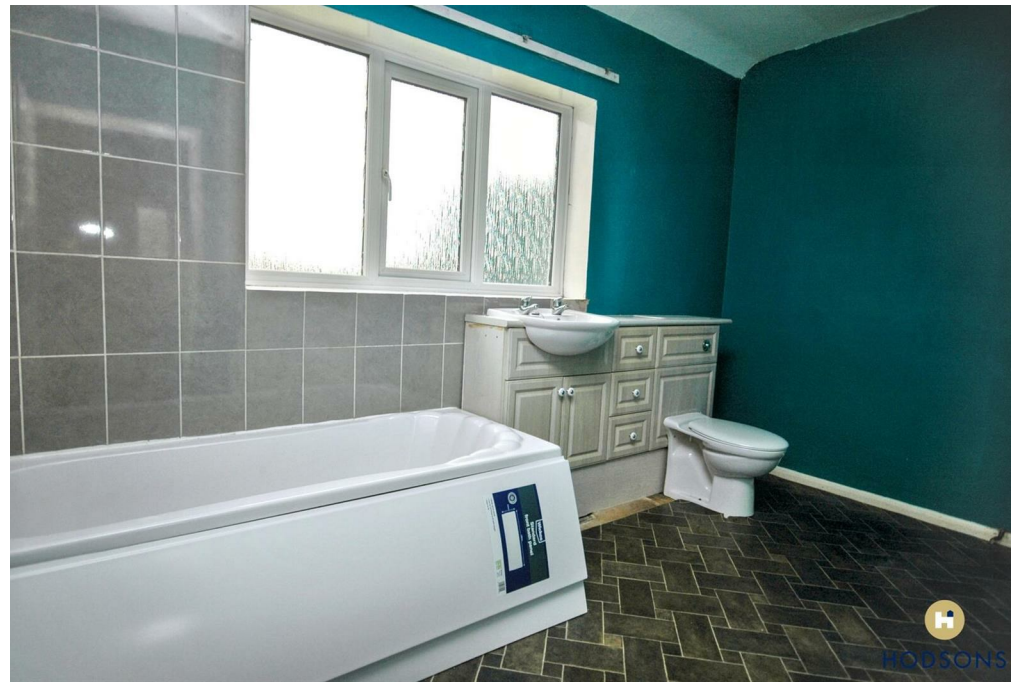
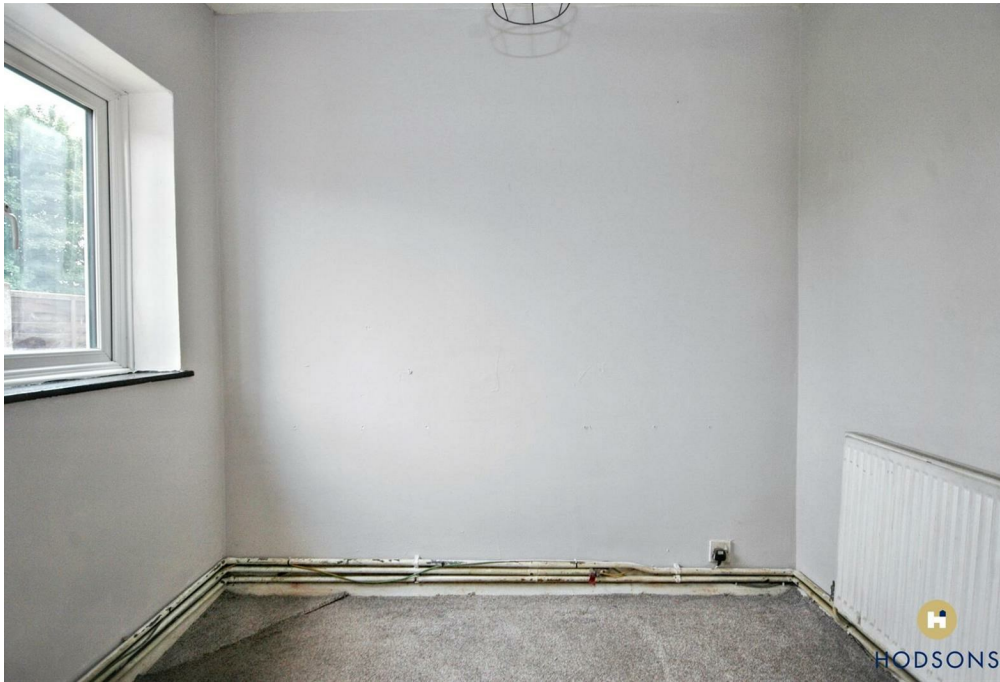


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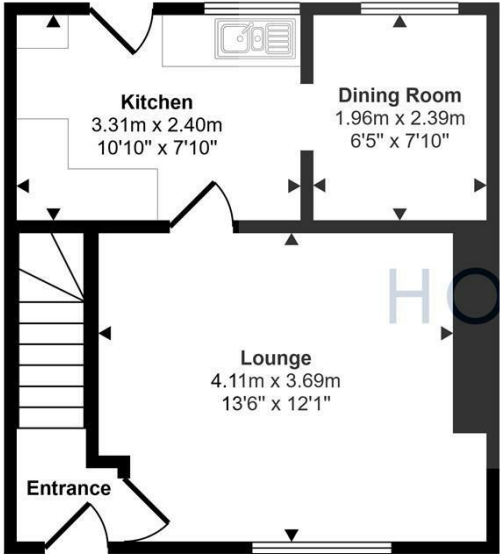
LOCAL AUTHORITY
Wakefield Metropolitan District council

TENURE
Freehold

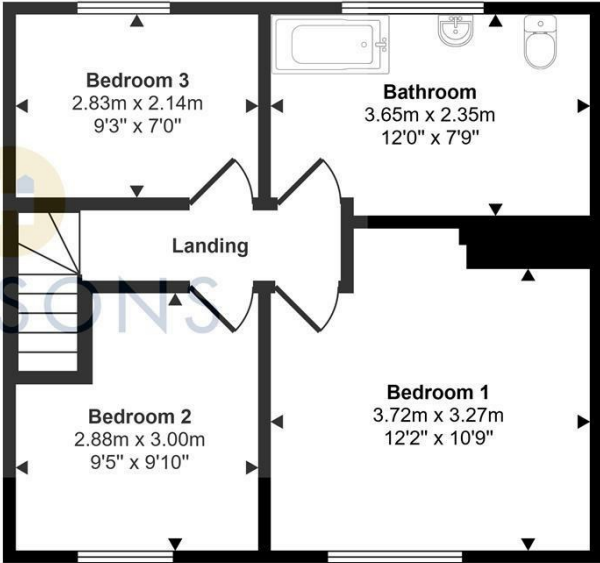
COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

Approx Gross Internal Area
75 sq m / 809 sq ft



Ground Floor
Approx 34 sq m / 363 sq ft



First Floor
Approx 41 sq m / 446 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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