



HODSONS



ASKING PRICE

£210,000

Orchard View

Pontefract, WF8 3AZ



HODSONS

PROPERTY SUMMARY

A charming mid-terrace cottage offered with no onward chain, featuring a lounge, fitted kitchen with dining area, two bedrooms and a four-piece bathroom. Complete with a detached garage and located in the sought-after village of Darrington, this home is ideal for first-time buyers or downsizers. Viewing is strongly advised.

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LOCAL AUTHORITY

TENURE

Freehold

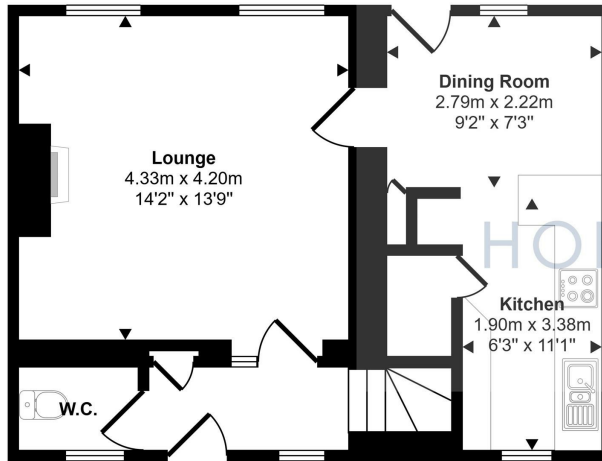
COUNCIL TAX BAND

B

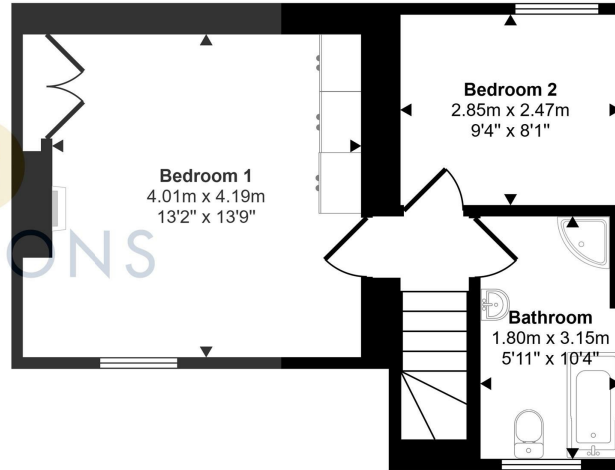
VIEWINGS

By prior appointment only

Approx Gross Internal Area
82 sq m / 881 sq ft



Ground Floor
Approx 44 sq m / 470 sq ft



First Floor
Approx 38 sq m / 411 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			83
(69-80) C			
(55-68) D		66	
(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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