



HODSONS

£500,000

Barnsley Road

Pontefract, WF7 7NB

PROPERTY SUMMARY

We are pleased to offer for sale this substantial Stone Built End Terrace Property. Being Grade II Listed and formerly owned by the nearby Quaker School, this property offers an excellent opportunity for a family purchase to live in a popular location which is in easy reach and access to local amenities. Retaining some of its older style features including stripped wood and polished internal doors, period style fireplaces to the three ground floor reception rooms, a range of built in cupboard and drawer units to the kitchen that also includes a range style cooker, good size utility room, ground floor wet room with w.c. and Conservatory extension to the rear. There is the benefit of a basement room that extends beneath the dining room. To the first floor there is a spacious landing that has a useful large storage cupboard, four bedrooms, bathroom/w.c. and a separate w.c.

Windows are sash style frames with some having secondary glazing and the majority of the accommodation benefits from gas fired central heating.

Outside, this property stands on a corner at the juncture of Barnsley Road and Station Road and has a lawned garden to the front. There is a good sized mature enclosed garden to the rear that includes a patio, lawns and beyond the rear boundary there is a single semi detached garage.

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LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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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