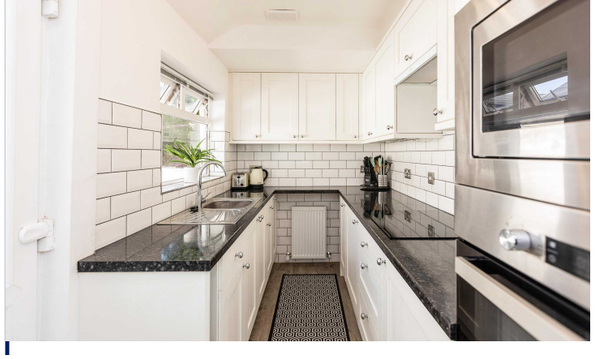


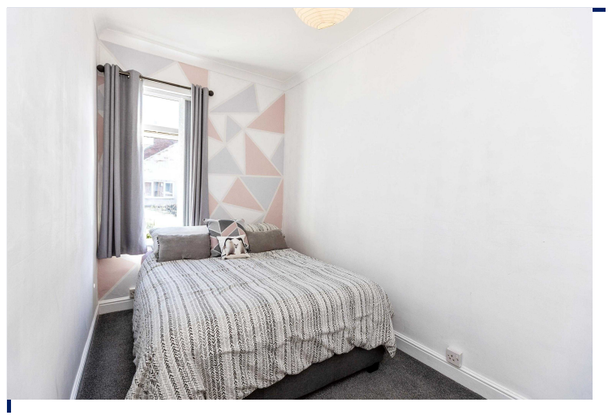


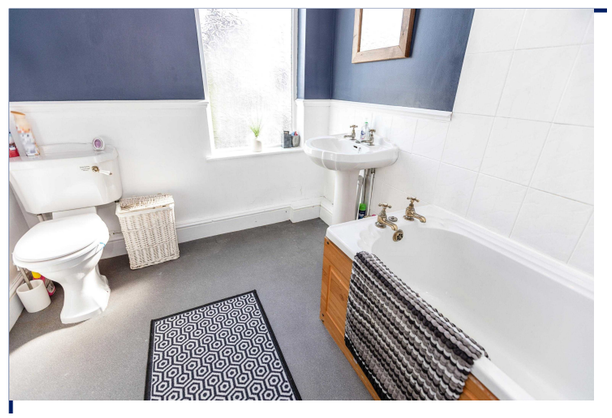












Queen Street, Pontefract, West Yorkshire, WF8

£825 per month Unfurnished

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Queen Street, Pontefract, West Yorkshire, WF8
£825 per month Unfurnished

Council Tax Band: A
EPC Rating: D

*** ZERODEPOSIT GUARANTEE AVAILABLE ***

A very well presented two bedroom terrace house in Pontefract benefitting from a modern finish throughout.

To the ground floor is an entrance hall, dining room, living room and kitchen. To the first floor is a double bedroom, a good sized single bedroom and bathroom. Outside there is a private enclosed rear yard with outbuilding ideal for storage.

GROUND FLOOR

Entrance Hall
uPVC entrance door to front. Stairs leading to first floor. Radiator.

Dining Room
11'6" x 11'2" (3.5m x 3.4m)
uPVC double glazed window to front. Feature fireplace with resin surround. Cupboard housing meters. Radiator.

Living Room
14'5" x 12'7" (4.4m x 3.84m)
uPVC double glazed window to rear. Feature fireplace surround with electric fire. Access to storage cupboard under stairs. Radiator.

Kitchen
9'10" x 5'10" (3m x 1.78m)
uPVC half glazed entrance door to side and uPVC double glazed window to side. Range of modern base and wall cupboard units with laminate work surfaces incorporating a stainless steel sink unit with chrome mixer tap. Tiled splash back. Integrated electric oven, hob and microwave. Radiator.

FIRST FLOOR

Landing

Bedroom One
14'7" x 11'7" (4.45m x 3.53m)
uPVC double glazed window to rear. Access to storage cupboard over stairs bulkhead. Radiator.

Bedroom Two
12'7" x 7'1" (3.84m x 2.16m)
uPVC double glazed window to front. Radiator.

Bathroom/W.C.
9'5" x 7'2" (2.87m x 2.18m)
uPVC double glazed obscured window to front. Bathroom suite comprising; white bath with glass shower screen and electric shower overhead, white low level WC and white pedestal hand wash basin. Radiator.

EXTERIOR

Rear Yard
Private enclosed rear yard with gate access to the rear. Access to secure outbuilding perfect for storage.

FURNITURE INCLUDED
KITCHEN: Integrated oven, electric hob and microwave.

AGENTS NOTE
We are advised the property is council tax band A, payable to Wakefield Council.

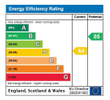
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All Measurements
All Measurements are Approximate.

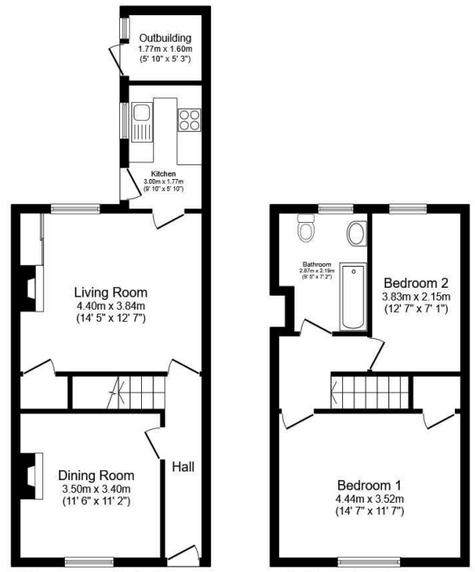
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.



For full EPC please contact the branch.



Total floor area 81.4 sq.m. (877 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

Other important information which you will need to know about this property can be found at reedsrains.co.uk