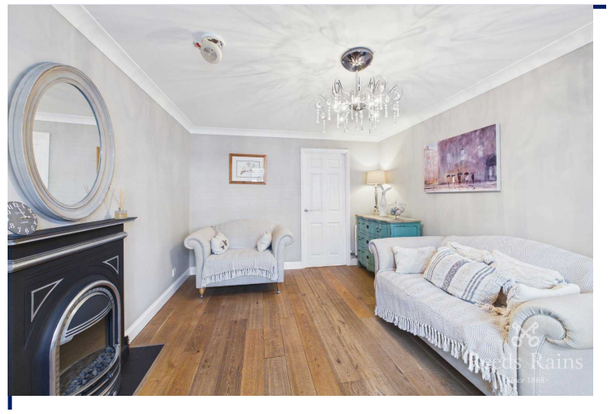
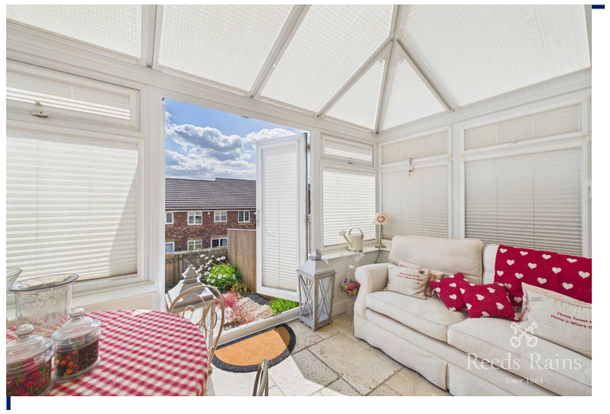


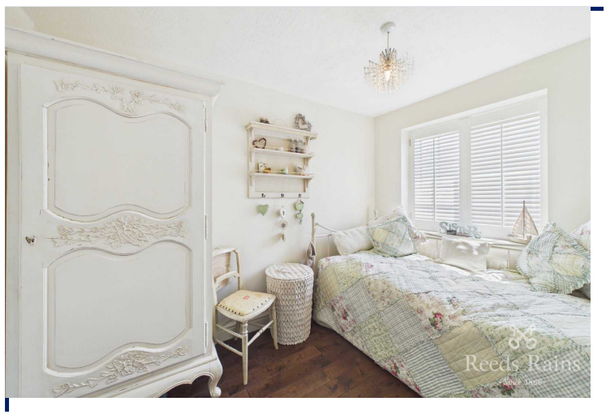














St. Pauls Court, Pontefract, West Yorkshire, WF8

Asking Price: £200,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

St. Pauls Court, Pontefract, West Yorkshire, WF8

Asking Price: £200,000 Freehold

Council Tax Band:
EPC Rating: TBC

Are you looking for an immaculately presented home with no chain ? Book an appointment to view this beautifully maintained and lovingly cared-for home. Ideally located close to local amenities, schools, and transport links, this property is tucked away at the end of a quiet cul-de-sac, offering both privacy and convenience.

GROUND FLOOR

Entrance Hall
Stairs leading to the first floor, radiator.

Living Room
10'5" x 14'9" (3.18m x 4.5m)
A bright and welcoming reception room featuring a double-glazed window overlooking the front elevation, a feature fireplace with an inset electric fire creating an attractive focal point, radiator, and a door providing access to the kitchen.

Kitchen
13'6" x 8'9" (4.11m x 2.67m)
A charming cottage-style kitchen fitted with a range of matching wall and base units complemented by coordinating work surfaces. Incorporating a Belfast sink with mixer tap, electric hob with extractor hood over, and built-in electric oven. There is plumbing for a washing machine, a radiator, tiled flooring, and ample space for everyday dining and food preparation.

Sun room
11'4" x 8'10" (3.45m x 2.7m)
A delightful sun room enjoying pleasant views over the rear garden, creating a bright and relaxing space ideal for year-round enjoyment. With an abundance of natural light, this versatile room is perfect for use as an additional sitting area, dining space, or garden room, with direct access to the rear garden.

FIRST FLOOR

Bedroom
10'5" x 11'4" (3.18m x 3.45m)
Double-glazed window overlooking the front elevation, allowing for an abundance of natural light, radiator, and a door leading through to the en-suite shower room.

Bedroom
7'2" x 9'11" (2.18m x 3.02m)
Double-glazed window overlooking the rear elevation, allowing plenty of natural light to fill the room, and a radiator providing warmth and comfort.

En-suite
5' x 5'4" (1.52m x 1.63m)
The en-suite is fitted with a modern three-piece suite comprising a wash hand basin, low-level WC, and shower cubicle. Finished with a radiator, the room offers a practical and well-appointed space.

House Bathroom
6' x 6'3" (1.83m x 1.9m)
The family bathroom is fitted with a modern three-piece suite comprising a wash hand basin, low-level WC, and panelled bath with shower over. A double-glazed window overlooking the rear elevation provides natural light and ventilation, creating a bright and functional space.

Exterior
Externally, the property benefits from a driveway to the front providing off-road parking for two vehicles. To the rear is a fully enclosed, low-maintenance garden featuring decorative pebble borders and a decking area, creating the perfect space for outdoor dining, entertaining, or simply relaxing in a private setting.

Council Tax
Council Tax B

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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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.

For full EPC please contact the branch.



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.

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