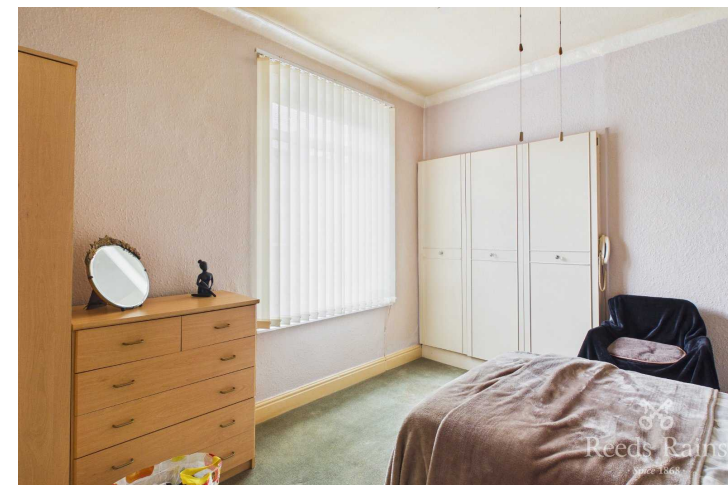
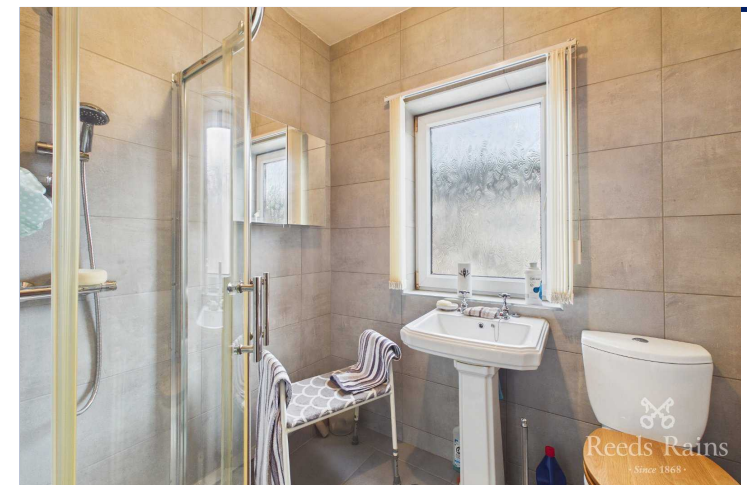
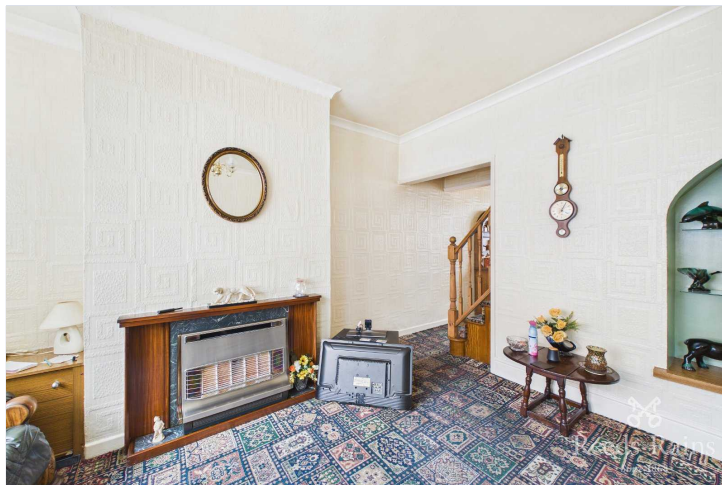




Queen Street, Pontefract, West Yorkshire, WF8

Asking Price: £115,000 To be advised

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Queen Street, Pontefract, West Yorkshire, WF8
Asking Price: £115,000 To be advised

Council Tax Band: A
EPC Rating: TBC

Whether you’re a first-time buyer looking to take your first step onto the property ladder, or an investor searching for your next opportunity, this home is well worth a look! Ideally situated close to Pontefract Town Centre, St Joseph’s School, and with excellent access to local train stations, the property is perfectly positioned for convenience and easy commuting.

Entrance Porch

Doors leading to the living room

Living Room

13'5" x 13'2" (4.1m x 4.01m)
Window overlooking the front elevation,
radiator , staircase leading to the first floor.

Sun Room

6' x 13'7" (1.83m x 4.14m)
doors leading to the rear of the property.

Dining Kitchen

9' x 13'2" (2.74m x 4.01m)
Fully fitted kitchen with a range of wall and base units, sink and drainer , plumbing for washing machine. Radiator.

Bedroom

8'11" x 6' (2.72m x 1.83m)
Window overlooking the front elevation,
Radiator.

Bedroom

11'4" x 11'7" (3.45m x 3.53m)
Window overlooking the rear elevation,
radiator.

House Bathroom

5'10" x 6'10" (1.78m x 2.08m)
Three piece suite comprising of wash hand basin , low level wc and shower cubicle.,
radiator.

Stairs

Leading to the attic room

Attic Bedroom

WIndows over looking the front and the rear elevation.

Exterior

To the rear of the property is a yard.

Council Tax

Council Tax A

Agents Note

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](https://www.reedsrains.co.uk)