

# HUNTERS®

HERE TO GET *you* THERE

**37 Ferrybridge Road, Pontefract, WF8 2PD**

**£140,000**

**Property Images**



## Property Images



# HUNTERS®

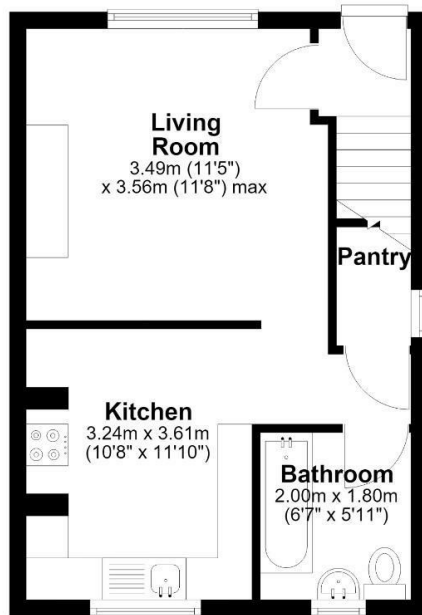
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## Floorplan

### HUNTERS®

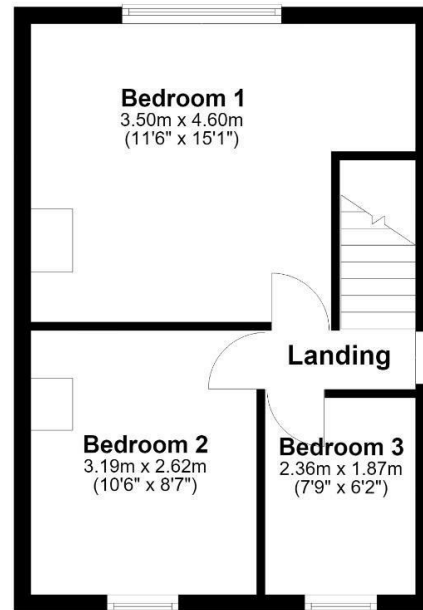
#### Ground Floor

Approx. 31.7 sq. metres (341.7 sq. feet)



#### First Floor

Approx. 31.6 sq. metres (340.0 sq. feet)



Total area: approx. 63.3 sq. metres (681.7 sq. feet)

## EPC

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 85                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 68      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1

Tenure: Freehold

Hunters are delighted to present this impressive three-bedroom semi-detached home, situated within the popular town of Pontefract on Ferrybridge Road. Perfect for first-time buyers, families, or investors, this property combines contemporary style with practicality in a desirable location. This property briefly comprises: a living room, kitchen, three bedrooms, a house bathroom and a downstairs bathroom.

#### THE SETTING:

Ferrybridge Road is well positioned within a sought after location of Pontefract providing easy access to public transport routes and A1 and M62 motorway links. Primary and High schools are very close to this property (Larks Hill Junior and Infant School has just been awarded "outstanding" by Ofsted) and Pontefract town centre is a stones throw away with bars, eateries and supermarkets aplenty. Junction 32 shopping outlet and Xscape activity centre are a 10 minute drive and for those looking for countryside walks there are semi rural villages surrounding the property.

#### THE PROPERTY

This well-presented property offers comfortable, well-proportioned accommodation. The contemporary white kitchen provides ample cupboard and worktop space, room for a cooker, and enough space for a breakfast table. It also benefits from direct access to the rear garden.

The spacious lounge is bright and welcoming, featuring a large front-facing window that fills the room with natural light.

The bathroom is fitted with a white three-piece suite and features tiled walls..

Upstairs, the property offers three bedrooms, two of which are double rooms, making it ideal for families or those needing additional space.

#### OUTSIDE SPACE

To the front, the property benefits from an attractive block-paved garden. A pathway leads to the good-sized, enclosed rear garden, which is mainly fenced and offers excellent outdoor space for relaxing or entertaining.

In summary the property is offered with no onward chain, this property would make an great purchase for first-time buyers, growing families, or investors alike.

## Features

• Three Bedrooms • Semi Detached • Spacious Throughout • Three piece bathroom suite • Front and Rear Garden • Close to local amenities • Ideal for first time buyers, young professionals and investors alike • Freehold • Council Tax Band A • EPC Rating D