



2 bed detached house to buy in

Albany Court, Pontefract, West Yorkshire,
WF8 3QE

£210,000 Starting Bid

 x2  x1  x2

Tenure

Freehold

Garage parking

Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ NO CHAIN
- ✓ Sought After Location
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £210,000

Nestled in the sought-after south side of Pontefract, this house is a true hidden treasure, showcasing immaculate living spaces throughout. Tucked away in a quiet cul-de-sac, it offers a serene escape just waiting to be explored.

This immaculate residence features an inviting entrance hallway with useful under-stairs storage that leads to a spacious open-plan dining area and lounge with built in media wall. The well-equipped shaker kitchen boasts high-quality fixtures, and the bright conservatory opens to a beautifully landscaped rear garden.

On the first floor, you'll find two generously sized double bedrooms along with a modern bathroom and a separate WC.

The exterior is equally impressive, offering plenty of off-road parking, a garage, and well-kept gardens both in the front and the private, sunny rear garden, which includes a artificial lawn and stone paving with a Pergola and decorative borders, perfect for entertaining and relaxation, along with side access through a secure timber gate.

This property also includes the convenience of a private garage and off-road parking. Located in a desirable part of South Pontefract, it is close to respected schools, a short walk to the Pontefract town centre as well as excellent transport options, making it an outstanding place to live.

*Property is to be sold fully furnished

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £210,000

Property Type: Detached House

Parking: Garage, Off Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas

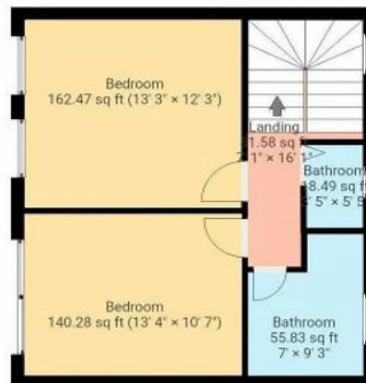
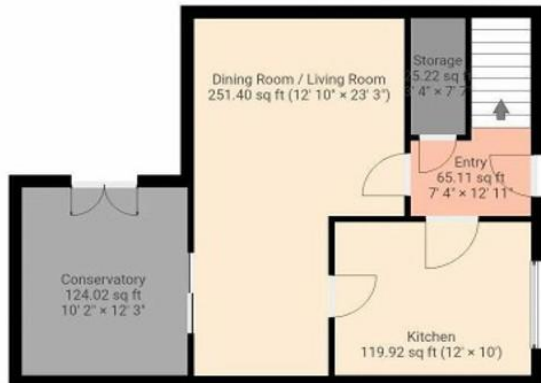
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Albany Court, Pontefract, West Yorkshire, WF8 3QE

Contact your local branch today for more information on this property:

134 High Street, Peterborough, Cambridgeshire, PE2 8DP, www.mandairs.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

