



## 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



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

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