



**Eastbourne Terrace
Pontefract
West Yorkshire
WF8 2HF**

Offers In Excess Of £155,000

bettermove

Eastbourne Terrace

Pontefract

Bettermove are proud to present this 3 bedroom semi-detached house in Pontefract, available with no forward chain.

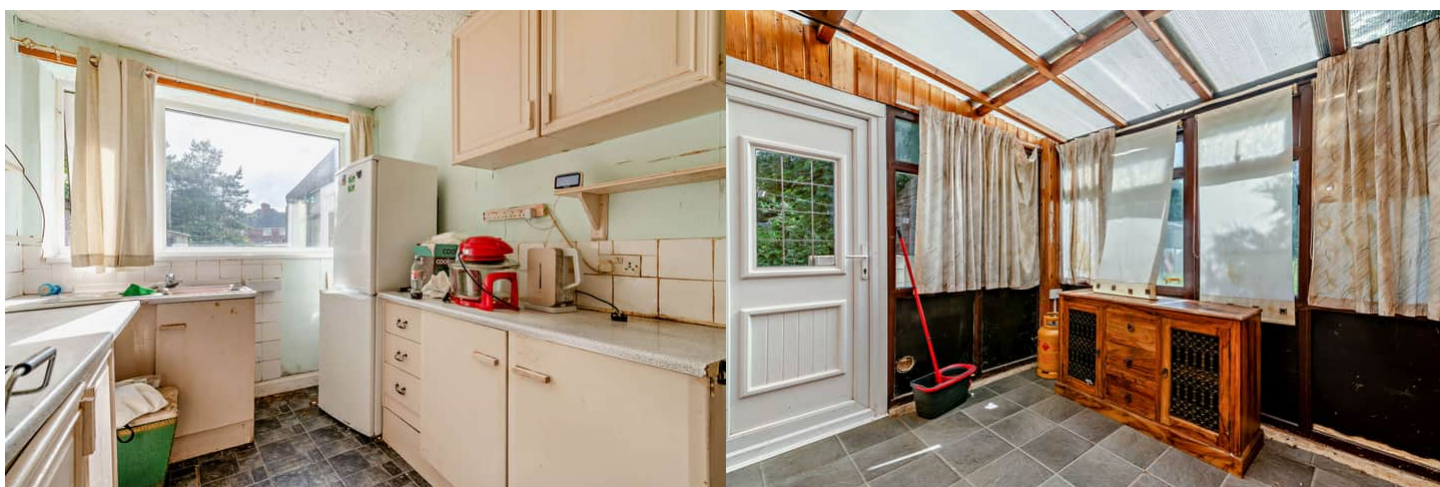
The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is A.

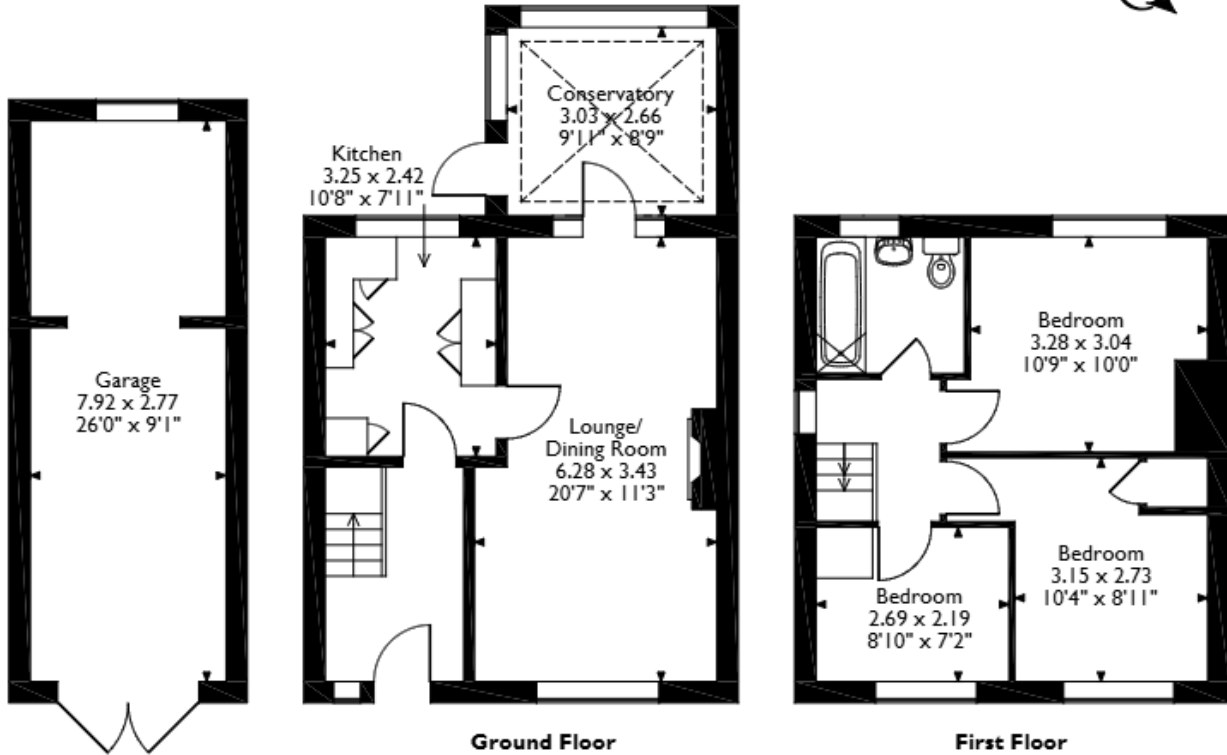
The interior of this property, which may require modernisation throughout, comprises a spacious living/dining room, fitted kitchen, and conservatory on the ground floor. The first floor consists of three bedrooms, including two doubles, and one single, alongside the family bathroom. The exterior boasts a garage, and a private rear garden, mainly laid to lawn, perfect for enjoying the summer months.

Located in the popular town of Pontefract, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Pontefract Baghill train station, a variety of local bus routes, and quick access to the A1(M).

This exciting opportunity should not be missed. All enquiries can be made through Bettermove



Eastbourne Terrace, Pontefract
 Approximate Gross Internal Area
 Main House = 79 Sq M/851 Sq Ft
 Garage = 22 Sq M/236 Sq Ft
 Total = 101 Sq M/1087 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	74
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		74	75
England, Scotland & Wales		EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk