

3 bed semi-detached house to buy in WF8

Linden Terrace, Pontefract, West Yorkshire, WF8 4AE

£235,000 Starting Bid

x 3 x 2 x 1

Tenure

Freehold

Garage parking

Property features

- Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- Period Semi Detached House
- Substantial Three/Four Bedroom Family Home
- Highly Sought-After Residential
- EPC Rating E

Key Information

- Council Tax: Band C
- EPC Rating: E
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

Jason Nicholson
Branch Manager
North Auction

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- Flexible viewing slots
- Accompanied viewings

Description

We are delighted to bring to the market this impressive and substantial three/four bedroom period semi-detached family home, ideally positioned on a highly sought-after residential street within easy walking distance of Pontefract town centre.

Dating from the late Victorian/early Edwardian period, this beautiful home offers an excellent combination of spacious and versatile accommodation alongside a wealth of original character features. High ceilings, decorative coving and ceiling roses, stained glass, original tiled floors, stripped pine doors and feature fireplaces can be found throughout the property.

Offering approximately 1,747 sq. ft. (162.3 sq. m.) of accommodation including the basement, the property provides considerably more space than first impressions might suggest.

The ground floor briefly comprises an impressive entrance hallway, spacious lounge with bay window and multi-fuel burner, substantial dining room, modern fitted kitchen/breakfast room, conservatory and downstairs shower room. The basement provides two excellent storage rooms, a utility area and WC.

To the first floor are three/four bedrooms and the family bathroom. Bedroom Three is accessed through Bedroom Two, creating an extremely versatile arrangement. The room could be utilised as an additional bedroom but would also make an excellent dressing room, nursery, home office or private sitting area to complement Bedroom Two.

Externally, the property benefits from gardens to both the front and rear, off-street parking and a detached garage accessed from Love Lane Terrace.

Offered to the market with NO ONWARD CHAIN, this is a fantastic opportunity to purchase a substantial period home within one of Pontefract's established residential locations.

Entrance Hallway

A superb introduction to the property and an immediate showcase of its period character. The entrance hallway features a striking original mosaic patterned tiled floor, ornate decorative coving and ceiling rose, together with a traditional timber entrance door incorporating glazed panels and glazing above.

A feature turned timber staircase with spindle balustrade rises to the first floor, complemented by a dado rail. An original Victorian archway with decorative corbels leads through to the inner hallway, which also features a wood-panelled ceiling.

There is a radiator housed within a period-style cover and an original stripped pine door with brass bolt providing access down to the cellar.

Lounge – 4.31m x 4.82m (14'2" x 15'10")

A superb principal reception room featuring impressive high ceilings and a walk-in double-glazed bay window to the front, retaining the original mullions and incorporating timber panelling beneath.

The focal point of the room is the original chestnut mahogany fireplace, which has been slate lined with a slate hearth and houses a Portway multi-fuel burner.

Further character features include original stained oak flooring, stripped pine door, dado rail, deep skirting boards, ornate decorative coving and ceiling rose.

Inner Hall

Featuring an original quarry tiled floor, stripped pine door, dado rail and original side entrance door with glazing above providing access outside.

The high ceiling incorporates a decorative ceiling rose, while a deep cupboard positioned above the doorway provides useful additional storage.

Dining Room – 5.00m x 4.02m (16'5" x 13'2")

A particularly generous second reception room offering ample space for a substantial dining table and additional furniture.

The room retains plenty of period character, including an impressive Inglenook-style fireplace with tiled hearth, high ceiling, ornate coving, dado rail, picture rail and ceiling rose.

A glazed pine door provides access through to the kitchen/breakfast room.

Kitchen/Breakfast Room – 5.18m x 3.32m (17'0" x 10'11")

A generously proportioned kitchen/breakfast room fitted with a range of contemporary white Shaker-style wall and base units complemented by work surfaces and tiled splashbacks.

The kitchen incorporates a stainless-steel sink and drainer, extractor chimney and Rangemaster dual-fuel range cooker, with windows providing plenty of natural light.

There is ample space for informal dining, together with access into the downstairs shower room and a glazed door leading into the conservatory.

Downstairs Shower Room – 2.11m x 1.90m (7'0" x 6'3")

Fitted with a modern suite comprising corner shower enclosure, wash hand basin and WC, complemented by tiled walls and a chrome heated radiator.

Conservatory – 1.80m x 3.21m (5'11" x 10'6")

Providing an additional seating area overlooking the rear garden, with glazed French doors opening directly outside.

Basement – Approximately 251 sq. ft. (23.3 sq. m.)

The basement provides extremely useful additional space and is divided into Store One, Store Two, a utility area and WC.

Accessed via stone steps from the ground floor, the basement offers excellent storage together with utility facilities and power for additional appliances.

First Floor Landing

A characterful landing featuring decorative coving and dado rail, together with an attractive stained-glass feature providing further period character.

Bedroom One – 4.30m x 4.31m (14'1" x 14'2")

A substantial principal double bedroom featuring an original stripped pine entrance door and attractive black cast-iron fireplace.

Further period detailing includes a dado rail, ornate coving and decorative ceiling rose, while windows to the front provide plenty of natural light.

Bedroom Two – 4.82m x 4.02m (15'10" x 13'2")

Another exceptionally spacious double bedroom featuring a stripped pine entrance door, black cast-iron fireplace and decorative coving.

A recessed cupboard provides useful storage and houses the gas central heating boiler.

Bedroom Two also provides access through into Bedroom Three, creating a particularly versatile suite of rooms.

Bedroom Three / Dressing Room / Nursery / Home Office – 3.38m x 3.20m (11'1" x 10'6")

A generous and highly versatile room accessed through Bedroom Two.

Currently capable of being utilised as an additional bedroom, the arrangement would equally lend itself perfectly to creating a substantial dressing room, nursery, home office or private sitting room adjoining Bedroom Two.

Featuring decorative coving, ceiling rose and a window overlooking the side aspect.

Bedroom Four – 2.12m x 2.61m (6'11" x 8'7")

A further bedroom positioned to the front of the property, featuring a window providing natural light together with period detailing.

This room would also make an ideal children's bedroom or home office.

Family Bathroom – 2.50m x 1.80m (8'2" x 5'11")

Fitted with a modern white three-piece suite comprising a P-shaped panelled bath with shower over and glazed shower screen, pedestal wash hand basin and low-level WC.

The bathroom is complemented by waterproof shower wall panelling, period-style chrome fittings, part-tiled walls and waterproof flooring, together with a window to the side aspect.

Outside

To the front of the property is a traditional buffer garden together with off-street parking for one vehicle. Access continues down the side of the house where there is a side entrance into the inner hallway.

To the rear is an attractive landscaped garden, predominantly laid to lawn and complemented by established borders and a flagged patio area providing an ideal setting for outdoor seating, entertaining and dining.

The garden also benefits from an outside water tap, access into the conservatory via French doors and pedestrian access into the detached garage.

Gated access at the rear leads onto Love Lane Terrace, where double doors provide vehicular access into the detached garage.

There is an area immediately in front of the garage which has historically provided access/parking. Prospective purchasers should note that this land is owned by WDC and does not form part of the property's title, with access required to be maintained to the garage. Buyers should satisfy themselves as to the precise access and parking arrangements through their legal representative.

Location

The property occupies an excellent central position within Pontefract, providing convenient access to the town centre and its wide range of shops, supermarkets, cafés, restaurants and leisure facilities.

There are a number of well-regarded schools within the surrounding area, together with excellent road and rail connections. The A1(M) and M62 motorway networks are easily accessible, providing convenient links towards Leeds, Wakefield, Doncaster and the wider Yorkshire region.

Junction 32 Outlet Shopping Village and Xscape Yorkshire are also within easy reach.

Offering substantial accommodation, an abundance of period character and a highly versatile three/four-bedroom layout, early viewing is highly recommended to fully appreciate everything this impressive family home has to offer.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £235,000

Property Type: Semi-detached house

Parking: Garage

Year built: 1910

Construction materials: Brick and block

Roofing type: Slate tiles

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

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

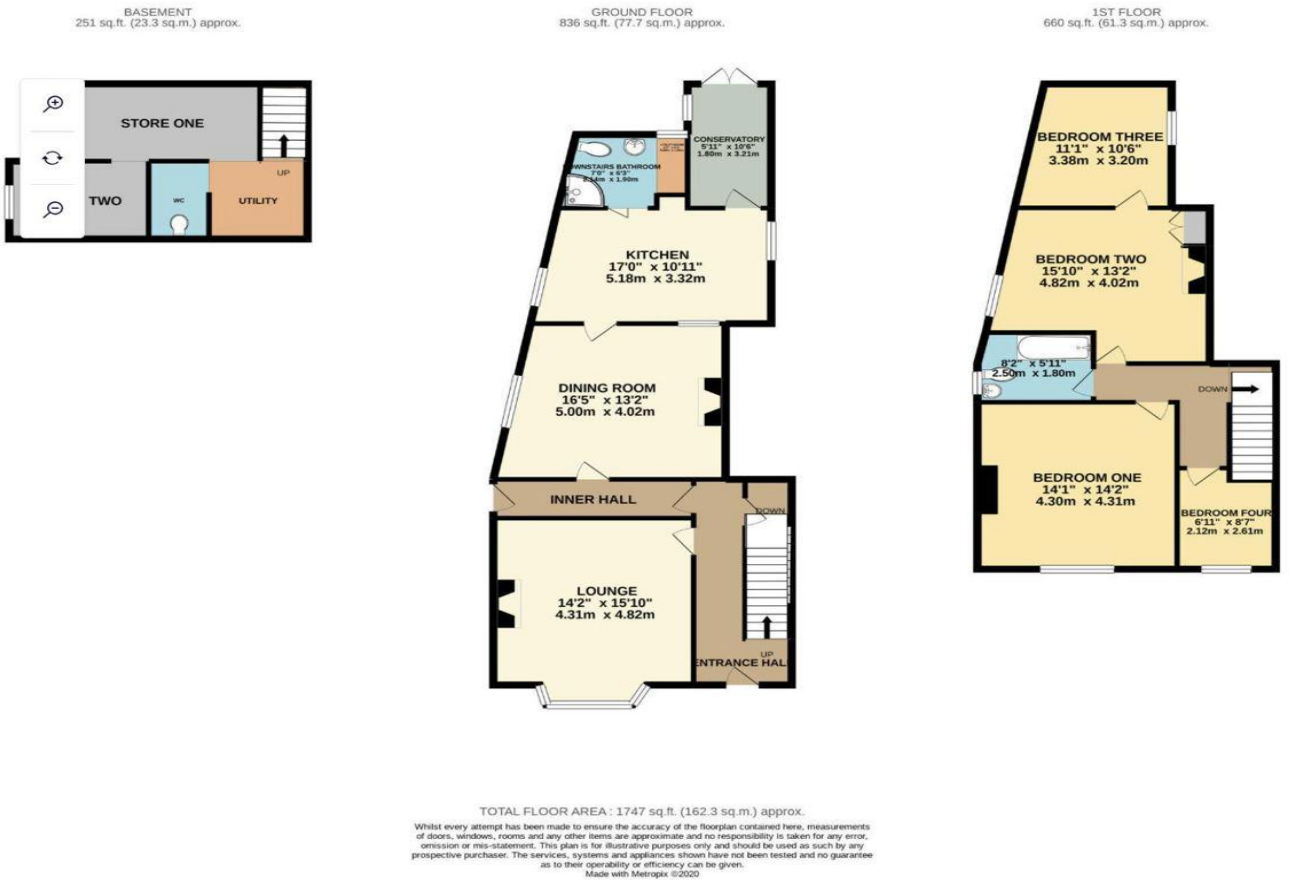
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

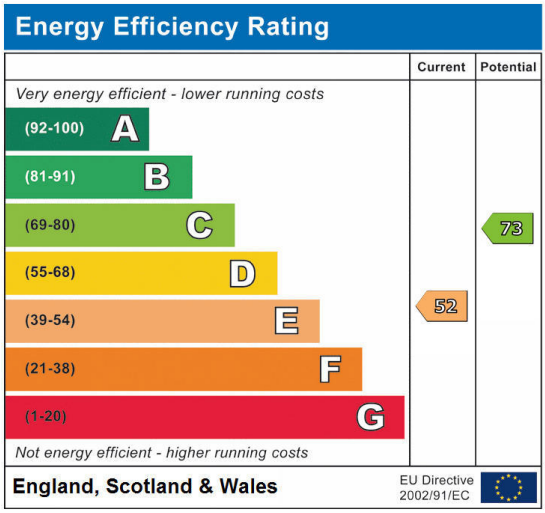
Broadband: ADSL copper wire

Mobile signal coverage: Good



TOTAL FLOOR AREA : 1747 sq.ft. (162.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Linden Terrace, Pontefract, West Yorkshire, WF8 4AE

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

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