



George Street, Streethouse,
Pontefract, West Yorkshire, WF7

£865 per month Unfurnished

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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Council Tax Band:
EPC Rating: C

A Stunning example of a lovely family home, beautifully finished throughout and being ready to occupy immediately. This home has quality fixture and fittings throughout and benefits from being close to the local train station for ease of travel. Motorway links are also easily accessible.

Ground Floor

Entrance Hall

With door to front aspect. Door leading to lounge and WC.

Cloakroom

With low level flush WC and wash hand basin set in oak wood surround. Oak wood flooring.

Living Room

15'5" x 11'6" (4.7m x 3.5m)
With window to front aspect, open stairs leading to the first floor. Carpet flooring and modern decor.

Kitchen

14'5" x 8'2" (4.4m x 2.5m)
Fitted with a contemporary style kitchen with white wall and base units complete with oak work surfaces. Splash back tiling and oak flooring. Integrated appliances include: electric oven, gas hob with extractor hood over and integrated dishwasher. Free standing washing machine and fridge freezer. Window to rear aspect and French doors. Oak wood flooring.

First Floor

First Floor Landing

With airing cupboard and access to the loft.

Bedroom

13'5" x 8'2" (4.1m x 2.5m)
To front aspect and benefitting from fitted wardrobes. Carpet flooring and modern decor.

Bedroom

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

10'2" x 8'2" (3.1m x 2.5m)
To rear aspect with modern decor and carpet flooring.

Bedroom

8'6" x6'3" (2.6m x1.9m)
With neutral decor. To front aspect.

Bathroom

6'3" x 5'7" (1.9m x 1.7m)
A lovely house bathroom comprising of low level flush WC, wash hand basin set in vanity unit with Oak wood top. Bath with shower over and screen and oak wood bath panel. Mirrored wall over wash hand basin. Oak wood flooring.

Garden

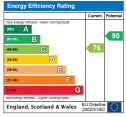
With a lawned garden to the rear and having decked area. Fenced boundaries and gate to the allocated double parking space.

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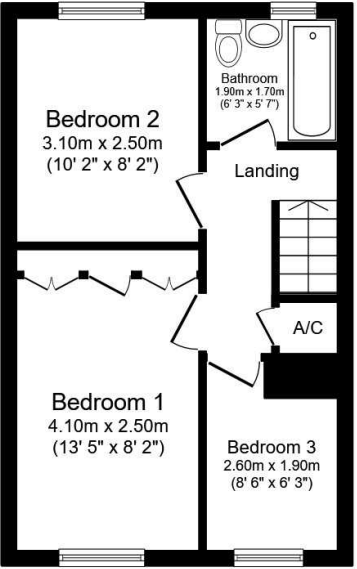
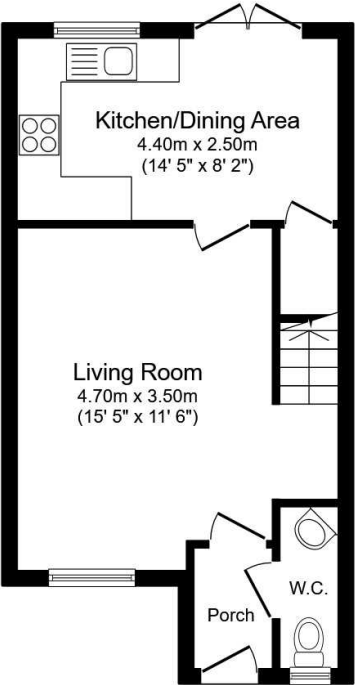
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com