



Ash Green  
Pontefract  
West Yorkshire  
WF8 2DP

£105,000

bettermove

# Ash Green Pontefract

Bettermove are delighted to welcome to the market this charming three bedroom semi-detached house in Pontefract, available with no forward chain.

There are tenants living in the property and it will be sold tenanted for immediate investment - rental yields can be obtained through Bettermove.

The property benefits from double glazing and gas central heating throughout. The council tax band is A.

The interior of this spacious property consists of a sitting room, dining room and fitted kitchen on the ground floor. The first floor comprises three bedrooms and the family bathroom. The exterior boasts front and rear gardens with lawn area, perfect for enjoying the summer months.

Located in the popular town of Pontefract, the property is close to a wide range of amenities, including supermarkets, shops, restaurants and pubs. Transport links can be found from the A645, A1(M), A1, M62 with rail connections from Pontefract Baghill, Monkhill and Tanshelf stations.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

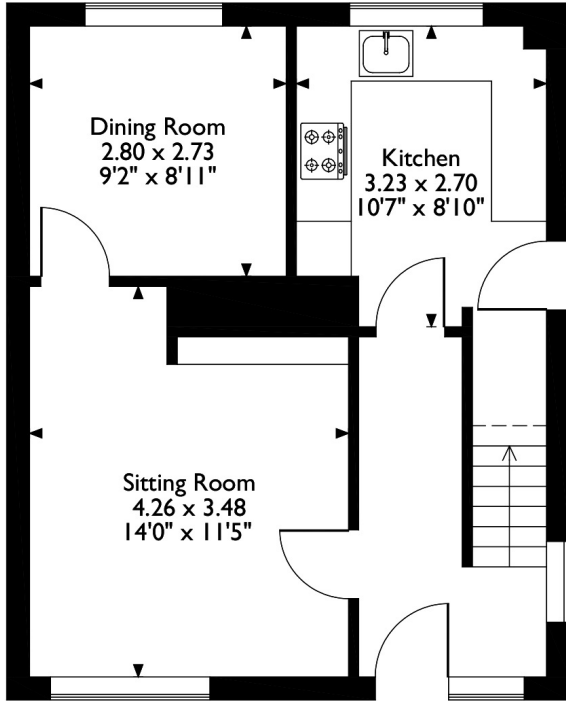
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.

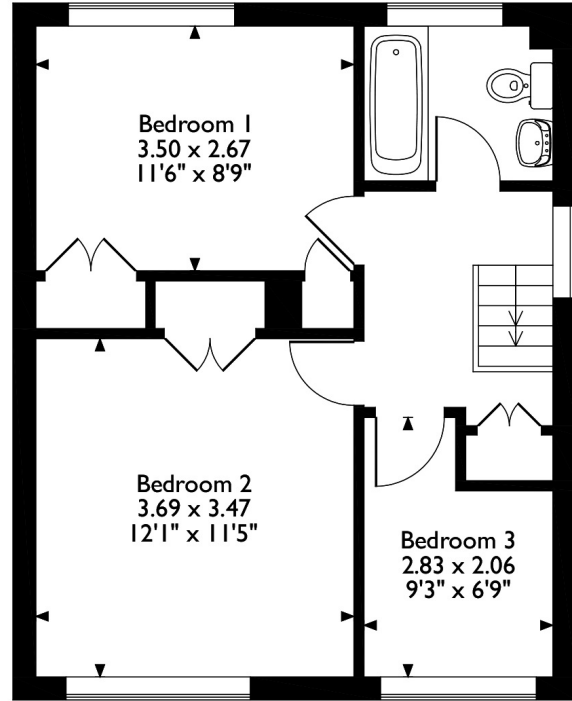


# Ash Green, Pontefract

## Approximate Gross Internal Area 80 Sq M/862 Sq Ft



**Ground Floor**



**First Floor**

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
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		70	
(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	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)