

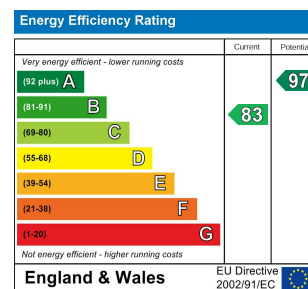
The floor plan shows a rectangular layout. At the top is the **Kitchen**. Below it on the left is the **WC**. To the right of the WC is a small area labeled **CBD** (Central Business District), which appears to be a staircase or a small office space. Below the WC and CBD is the **Living Room**. The plan includes various architectural details like doors, windows, and a staircase.

The floor plan shows a rectangular layout. At the top is **Bedroom 2**. To its left is the **Bathroom**. To the right of the Bathroom is a central **Landing** area. At the bottom is **Bedroom 1**. To the right of the Landing is a staircase labeled **CBD**. The plan includes thick black lines for walls and doors, and thin lines for furniture and stairs.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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*your home may be repossessed if you do not keep up repayments on your mortgage



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PONTEFRAC T & CASTLEFORD
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For Sale Freehold £229,995

The property briefly comprises of the entrance porch, spacious living room, modern kitchen and downstairs w.c. The first floor landing leads to two double bedrooms and modern house bathroom. Outside to the front is a lawned garden and off road parking for three vehicles. To the rear is an enclosed lawned garden with paved patio area, perfect for al fresco dining.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE PORCH

2'7" x 3'5" [0.8m x 1.06m]

Composite front entrance door, central heating radiator and door to the living room.

LIVING ROOM

12'11" x 8'8" [min] x 11'8" [max] [3.96m x 2.66m [min] x 3.56m [max]]

UPVC double glazed window overlooking the front aspect, central heating radiator, stairs to the first floor landing and door to the kitchen.



KITCHEN

11'8" [max] x 7'7" [min] x 12'10" [3.56m [max] x 2.32m [min] x 3.92m]

Range of modern shaker style wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring gas hob and cooker hood. Integrated fridge/freezer, integrated washer/dryer and integrated slimline dishwasher. Set of UPVC double glazed French doors with panel windows to the rear garden, matching cupboard housing the boiler and doors to the w.c. and downstairs storage cupboard.



W.C.

5'6" x 3'6" [1.68m x 1.07m]

Low flush w.c., pedestal wash basin with mixer tap, central heating radiator and extractor fan.

FIRST FLOOR LANDING

Loft access, central heating radiator and doors to two double bedrooms and house bathroom.

BEDROOM ONE

9'3" x 9'5" [min] x 11'0" [max] [2.83m x 2.88m [min] x 3.37m [max]]

Two double fitted wardrobes, UPVC double glazed window overlooking the front elevation, central heating radiator and storage cupboard.



BEDROOM TWO

7'6" x 12'9" [2.31m x 3.91m]

UPVC double glazed window overlooking the rear elevation, central heating radiator and fitted wardrobes.



BATHROOM/W.C.

6'1" x 6'1" [1.87m x 1.86m]

Modern three piece suite comprising panelled bath with mixer shower, pedestal wash basin with mixer tap and low flush w.c. Central heating radiator, wall mounted extractor fan and shaver socket point.



OUTSIDE

To the front there is an attractive lawned garden and driveway to the side providing off road parking for two vehicles with further off road parking in front of the property. To the rear is a lawned garden and paved patio area, perfect for entertaining and dining purposes, fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.