



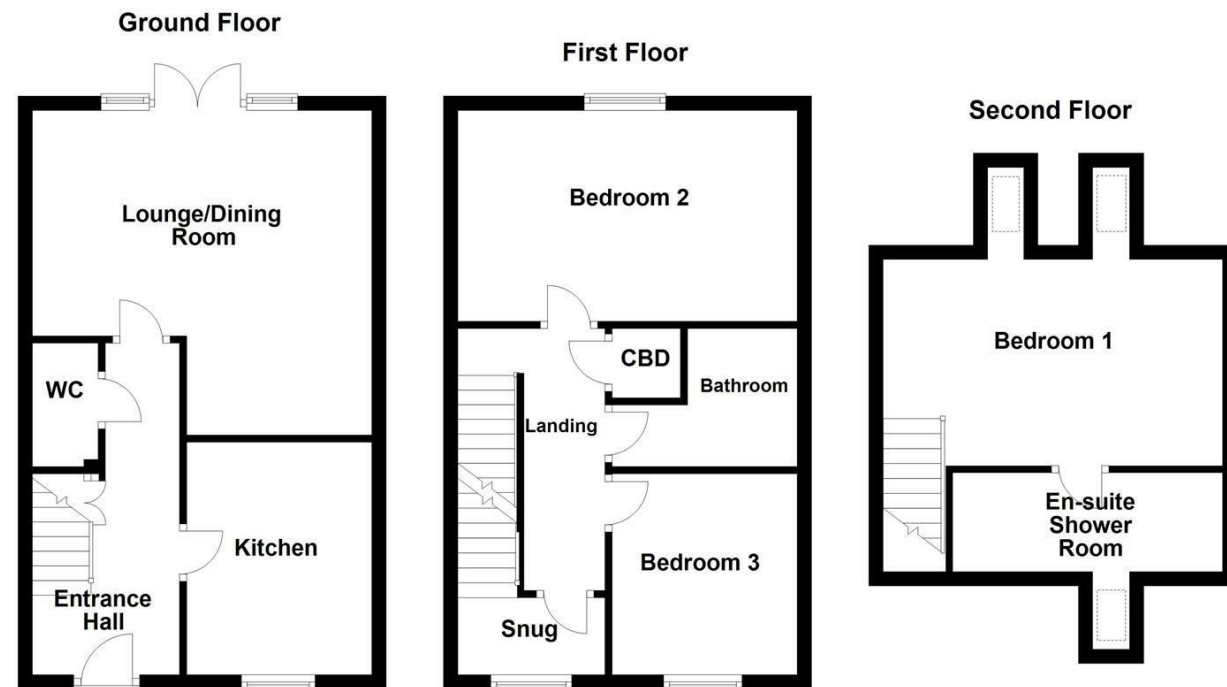
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31 Princes Drive, Pontefract, WF8 4SP

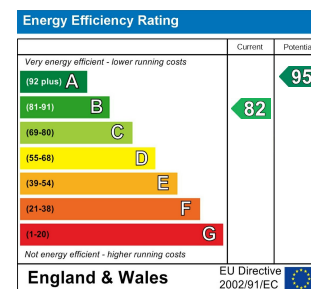
For Sale Freehold £260,000

Situated on this sought after modern development in Pontefract is this three bedroom semi detached property with accommodation spanning over three levels benefitting from ample reception rooms, off road parking and enclosed rear garden.

The property briefly comprises of the entrance hall, kitchen, downstairs w.c. and living room/dining. The first floor landing leads to two bedrooms, the house bathroom and the snug with stairs leading to the principal bedroom located on the second floor boasting en suite facilities. Outside to the front is a block paved driveway providing off road parking for two vehicles. To the rear the garden is laid to lawn incorporating stone paved patio area, perfect for outdoor dining and entertaining with space for a shed, fully enclosed by timber fencing.

The Prince's Park Development is situated opposite Pontefract Racecourse and close to Pontefract Town Centre itself and other local amenities including shops, schools, Asda Superstore, Xscape, Junction 32 Shopping Outlet and local bus routes travelling to and from Pontefract, Castleford and Wakefield city centres. The M62 motorway at junction 32 is easily accessible, ideal for the commuter wishing to work or travel further afield.

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



IMPORTANT NOTE TO PURCHASERS

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.

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

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Please ring us to arrange a mortgage advice appointment.

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

FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING

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ACCOMMODATION

ENTRANCE HALL

Central heating radiator, stairs to the first floor landing with understairs storage and doors to the kitchen, lounge/dining room and downstairs w.c.

KITCHEN

8'5" x 10'7" [2.57m x 3.24m]

Modern fitted kitchen with a range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, four ring gas hob with partial stainless steel splash back and extractor hood above. Integrated oven, space for a fridge/freezer, space and plumbing for a washing machine and UPVC double glazed window to the front. Spotlights to the ceiling and the Ideal boiler is housed in here.

W.C.

5'7" x 3'0" [1.72m x 0.92m]

Extractor fan, central heating radiator, low flush w.c. and wall mounted wash basin with mixer tap.

LOUNGE/DINING ROOM

15'5" x 14'9" [max] x 10'3" [min] [4.72m x 4.51m [max] x 3.13m [min]]

Set of UPVC double glazed French doors to the rear garden and two central heating radiators.



FIRST FLOOR LANDING

Central heating radiator and access to two bedrooms, the snug, the house bathroom and storage cupboard.

BEDROOM TWO

13'4" x 9'8" [4.07m x 2.95m]

UPVC double glazed window to the rear, central heating radiator and fitted wardrobes with sliding mirror doors.

BEDROOM THREE

8'9" x 9'0" [2.68m x 2.76m]

Central heating radiator and UPVC double glazed window to the front.

BATHROOM/W.C.

8'9" x 6'5" [max] x 3'5" [min] [2.67m x 1.98m [max] x 1.06m [min]]

Spotlights to the ceiling, extractor fan, central heating radiator, low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and shower head attachment.



SNUG

3'5" x 6'4" [1.06m x 1.95m]

Central heating radiator, central heating radiator, UPVC double glazed window to the front and stairs to bedroom one located on the second floor.

BEDROOM ONE

15'6" x 12'9" [max] x 9'5" [min] [4.73m x 3.89m [max] x 2.89m [min]]

Loft access, two velux skylights, central heating radiator and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

12'1" x 7'9" [max] x 4'6" [min] [3.7m x 2.38m [max] x 1.38m [min]]

Spotlights to the ceiling, velux skylight, extractor fan, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and shower cubicle with shower head attachment and glass shower screen.

OUTSIDE

To the front of the property there is a block paved driveway providing off road parking for two vehicles. To the rear the garden is laid to lawn incorporating stone paved patio area, perfect for outdoor dining and entertaining, space for a gardens shed and fully enclosed by timber fencing.

COUNCIL TAX BAND

The council tax band for this property is E.

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 Pontefract 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.