



Grove Lea Walk, Pontefract WF8 2RL

Welcome to

Grove Lea Walk, Pontefract

GUIDE PRICE £85,000 - £95,000 Two DOUBLE bedroom APARTMENT, popular location, communal GARDENS to front and rear, good sized rooms throughout!



Summary

Offered for sale is this spacious two double bedrooms first floor apartment being ideally located close by to lots of local amenities including Tesco, junior and infant schools, Pontefract New College, also good for those who rely on public transport, being close to train stations and a bus station. Internally the property has its own front entrance door with steps leading up to the first floor, having a good size lounge, dining kitchen, two double bedrooms and a large shower room. Externally there are communal gardens to the front and rear.

Entrance Hall

Accessed through ground floor with steps leading up to first floor, UPVC front entrance door and a storage cupboard.

Lounge

13' 8" x 11' 5" (4.17m x 3.48m)

With a UPVC double glazed window to the front aspect, gas central heating radiator, laminate flooring and a storage cupboard housing the boiler.

Dining Kitchen

11' 6" x 10' (3.51m x 3.05m)

A fitted kitchen consisting of wall, base and draw units with work surfaces over, electric hob , electric oven, extractor fan, built in microwave, tiled splash back, a bowl and half with mixer tap, plumbing for washing machine and dishwasher, spotlights to the ceiling, space for freestanding fridge freezer, laminate floor covering, gas central heating radiator and a UPVC double glazed window to the front aspect.

Bedroom One

12' x 10' (3.66m x 3.05m)

With a UPVC double glazed window to the rear aspect, laminate flooring and gas central heating radiator.

Bedroom Two

12' 5" x 9' 11" (3.78m x 3.02m)

With a UPVC double glazed window to the rear aspect, laminate flooring and a gas central heating radiator.

Bathroom

A suite consisting of low level flush WC, wash hand basin set in a vanity unit, walk in shower cubicle, fully tiled, extractor fan, chrome heated towel rail and a UPVC double glazed window to the front aspect.

Front Garden

Communal gardens to the front and rear and outside storage.



view this property online williamhbrown.co.uk/Property/PON117320



Welcome to

Grove Lea Walk, Pontefract

- *** GUIDE PRICE £85,000 - £95,000 ***
- First Floor Apartment
- Two Double Bedrooms
- Dining Kitchen
- Communal Gardens To Front And Rear

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 300.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Aug 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£85,000 - £95,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON117320



Property Ref:
PON117320 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown Corp is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**
Incorporating
**Porter
Glenny**



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



williamhbrown.co.uk