

Sorrel Court, Pontefract WF8 4FF



welcome to

Sorrel Court, Pontefract

GUIDE PRICE £330,000 - £340,000Offered to the market with NO CHAIN!! Four bedroom detached home in a prime location. Boasts two ensuites, modern house bathroom, large kitchen/diner down stairs WC & lounge. The property also benefits a large driveway & detached garage,













D

Offered for sale is this four bedroom extremely spacious detached home being ideal for the growing family. Being perfectly located and sits proudly on this very popular modern housing development opposite the green. Internally the property is set over three floors and comprises of front entrance hall, cloak room, lounge, kitchen./diner, whilst to first floor, there are bedrooms two three and four with bedroom two benefiting from ensuite facilities and the modern house bathroom and to the top floor there is the amazing master bedroom with ensuite. Externally there is a small buffer garden to the front and a large tarmacadam driveway and detached garage, whilst to the rear there is a decent size private garden. Located close by are good schools, Pontefract college, train and bus stations, close by to Pontefract town centre and major motorway links on hand.

Entrance Hall

With a front entrance door, under stairs storage cupboard and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, laminate flooring, gas central heating radiator and a UPVC double glazed window to the side aspect.

Lounge

10' 10" x 14' 8" (3.30m x 4.47m)

With UPVC bay window to the front aspect, laminate flooring, fire surround with electric fire and a gas central heating radiator.

Dining Kitchen

18' 7" x 12' 10" (5.66m x 3.91m)

A fitted kitchen consisting of wall and base units with work surfaces over, a stainless steel sink and drainer, double electric oven, gas hob, dishwasher, washing machine, integrated fridge freezer, cupboard housing the boiler, laminate flooring, UPVC French doors to the rear and a UPVC double glazed window to the rear aspect.

Landing

With a storage cupboard, stairs to the second floor and a UPVC double glazed window to the side aspect.

Bedroom One

18' 6" x 11' 2" (5.64m x 3.40m)

To the second floor with a UPVC double glazed window to the front aspect, fitted wardrobes, two velux windows to the rear and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, double shower cubicle, part tiled walls, extractor fan, spot lights to the ceiling and a velux window to the rear aspect.

Bedroom Two

14' 5" x 10' 9" (4.39m x 3.28m)

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, double shower cubicle, extractor fan, part tiled to the ceiling and spots lights to the ceiling.

Bedroom Three

11' 11" x 10' 9" (3.63m x 3.28m)

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

Bedroom Four

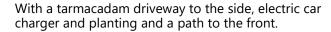
8' 9" x 7' 2" (2.67m x 2.18m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath with mixer taps, extractor fan, part tiled to walls, towel rail and a UPVC double glazed window to the front aspect.

Front Garden



Rear Garden

An enclosed lawned garden with Indian stone patio, outside tap and a side gate giving access to the driveway and garage.

Garage

With light and electric.





welcome to

Sorrel Court, Pontefract

- ***GUIDE PRICE £330,000 £340,000***
- NO CHAIN
- Three Storey Property
- Two Ensuites
- Downstairs WC

Tenure: Freehold EPC Rating: B

guide price

£330,000







Sorrel W. Wild Orchid Wy

Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON116848



Property Ref: PON116848 - 0004 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 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.





01977 791406



Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk