



Canterbury Court, Pontefract WF8 2UH

welcome to

Canterbury Court, Pontefract

GUIDE PRICE £260,000 - £270,000 Three bedroom detached home, double driveway , garage, private rear garden, down stairs WC, dining kitchen, ensuite to master bedroom, great location, perfect for the growing family.



Summary

Offered for sale is this spacious three bedroom detached home which sits proudly on this pleasant cul de sac position and is perfectly located to amenities found within Pontefract town centre and within easy access to major motorway access, train station and good schools. Internally the property comprises of front entrance hall way, down stairs WC, dining kitchen and lounge. To the first floor there are three good size bedrooms with the master having ensuite facilities and the house bathroom. Externally there is a garden, double driveway and garage, whilst to the rear there is a decent size private garden.

Entrance Hall

With a composite front entrance door, laminate floor and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, part tiled to walls and a UPVC double glazed window to the side aspect.

Lounge

11' 4" x 14' 10" (3.45m x 4.52m)

With a UPVC double glazed bay window to the rear aspect, gas fire with fire surround and a gas central heating radiator.

Dining Room

7' 4" x 9' 10" (2.24m x 3.00m)

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

Kitchen

8' 6" x 12' 6" (2.59m x 3.81m)

A fitted kitchen consisting of wall and base units with work surfaces over, a bowl and half sink and drainer, integrated dishwasher, gas hob, electric oven, extractor fan, under counter fridge, tiled flooring, tiled splash back, a gas central heating radiator, UPVC double glazed rear entrance door and a UPVC double glazed window to the rear aspect.

Landing

With a shelved storage cupboard, UPVC double glazed window to the side aspect, loft hatch and a gas central heating radiator.

Bedroom One

13' 5" x 9' (4.09m x 2.74m)

With Three UPVC double glazed window to the front aspect, built in wardrobes and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle, vinyl floor covering, gas central heating radiator and a UPVC double glazed window to the front aspect.

Bedroom Two

9' 2" x 10' 2" (2.79m x 3.10m)

With a UPVC double glazed window to the rear aspect.

Bedroom Three

10' 10" x 10' 1" max (3.30m x 3.07m max)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath, part tiled to walls, a gas central heating radiator and a UPVC double glazed window to the side aspect.

Exterior

To the front of the property is a driveway, small buffer garden and garage and to the rear aspect is a good sized private rear garden.



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- ***GUIDE PRICE £260,000 - £270,000***
- Three Bedroom Detached Home
- Well Maintained Throughout
- Downstairs WC
- Garage And Double Driveway

Tenure: Freehold EPC Rating: C

guide price

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117339 - 0004

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