



Rookhill Mount, Pontefract WF8 2BW

Welcome to

Rookhill Mount, Pontefract

GUIDE PRICE £160,000 - £170,000 BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED HOME PERFECT FOR FIRST TIME BUYERS. OFF STREET PARKING, GENEROUS SIZED GARDEN TO THE REAR IDEAL FOR ENTERTAINING!



Summary

Three bedroom well presented semi-detached property in the heart of Pontefract Situated close to Pontefract town centre and all its local eateries and amenities is this three bedroom semi-detached property. To the first floor the property consists of an entrance hall, lounge, dining room, kitchen, and utility room. To the first floor there are three bedrooms and a family bathroom. Externally the property has a driveway to the front providing ample off street parking and a generous sized garden to the rear.

Entrance Hall

With a UPVC double glazed window to the front entrance with window to the side and solid wood flooring.

Lounge

13' 1" x 14' 2" (3.99m x 4.32m)

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

Dining Room

12' 3" x 11' (3.73m x 3.35m)

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

Kitchen

7' 11" x 8' 9" (2.41m x 2.67m)

A fitted kitchen consisting of wall, base and draw units with work surfaces over, stainless steel sink and drainer, free standing gas oven and hob, extractor fan, pantry with window to the side, vinyl floor covering, tiled splash back and a UPVC double glazed window to the rear aspect.

Landing

With a UPVC double glazed window to the side aspect, storage cupboard and access to the loft.

Bedroom One

12' 3" x 12' 9" (3.73m x 3.89m)

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

Bedroom Two

14' 4" x 10' 2" (4.37m x 3.10m)

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

Bedroom Three

8' 6" x 7' 7" (2.59m x 2.31m)

With a UPVC double glazed window to the front aspect and laminate flooring.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath with shower attached and folding shower screen, part tiled to walls, tiled floor, gas central heating towel rail and two UPVC double glazed windows to the rear and side.

Front Garden

A lawned area to the front and driveway providing off street parking and a UPVC double glazed door giving access to the side.

Rear Garden

A very large garden with a large lawned area and a timber fencing surround.



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Welcome to

Rookhill Mount, Pontefract

- ***GUIDE PRICE £160,000 - £170,000***
- Three Bedroom Semi-Detached Home
- Two Reception Rooms
- Large Garden
- Driveway

Tenure: Freehold EPC Rating: C

guide price

£160,000 - £170,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON117357 - 0003

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