



**Tennyson Way, Pontefract WF8 1LD**

  
william  
h brown  
incorporating  
Porter Glenny

**Welcome to**

**Tennyson Way, Pontefract**

\*\*\*GUIDE PRICE £210,000 - £220,000\*\*\* Available with NO ONWARD CHAIN, this THREE-bedroom link-detached family home is situated within a sought-after development in Pontefract. Highlights include a DRIVEWAY and GARAGE, a convenient downstairs WC, and a private ENSUITE to the master bedroom.



## **Entrance Hall**

Double glazed door to the front, access into the living room and the downstairs WC.

## **Wc**

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

## **Lounge**

13' x 8' 7" ( 3.96m x 2.62m )

With two double glazed windows to the front and side aspects, gas fire and surround, arch into the dining room, stairs leading to the first floor and a gas central heating radiator.

## **Dining Room**

7' 1" x 10' ( 2.16m x 3.05m )

With a gas central heating radiator and sliding double glazed doors leading into the rear garden. Access into the kitchen.

## **Kitchen**

6' 2" x 8' 4" ( 1.88m x 2.54m )

A fully fitted kitchen with a range of wall and base mounted units with complimentary work surfaces over incorporating integrated oven with gas hob and extractor fan over, stainless steel sink and drainer, space for washing machine, storage cupboard, gas central heating radiator, part tiled walls and a double glazed window to the rear.

## **Landing**

With access to the loft and hot water tank. Access into all three bedrooms and the family bathroom.

## **Bedroom One**

8' 4" min x 12' 1" max ( 2.54m min x 3.68m max )

Double glazed window to the front aspect, gas central heating radiator and access into the ensuite.

## **Ensuite**

A suite consisting of a low level flush WC, wash hand basin, shower, gas central heating radiator, extractor fan and a double glazed window to the front.

## **Bedroom Two**

8' 1" x 9' ( 2.46m x 2.74m )

Double glazed window to the rear and a gas central heating radiator.

## **Bedroom Three**

6' 7" x 6' 7" ( 2.01m x 2.01m )

Double glazed window to the rear and a gas central heating radiator.

## **Bathroom**

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

## **Exterior**

To the front of the property is a driveway providing ample off street parking leading to a garage with an up and over door. There is a laid to lawn garden to the front which is easy to maintain and continues down the side of the property. To the rear of the property is a full enclosed garden with fenced boundaries, laid to lawn garden and patio area. There is also access to the garage from the rear.



**view this property online** [williamhbrown.co.uk/Property/PON117294](http://williamhbrown.co.uk/Property/PON117294)



Welcome to

## Tennyson Way, Pontefract

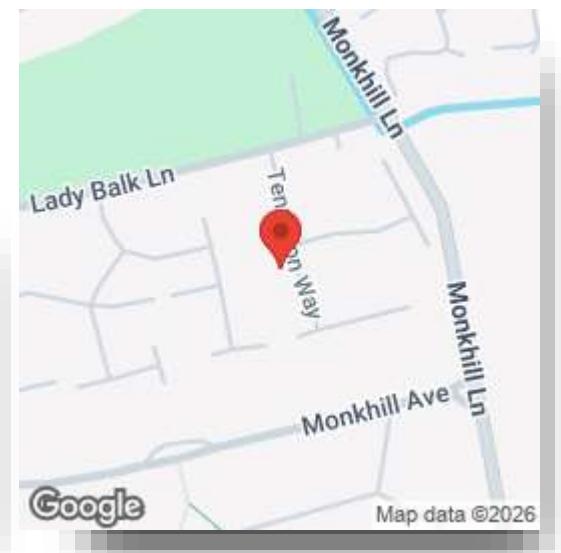
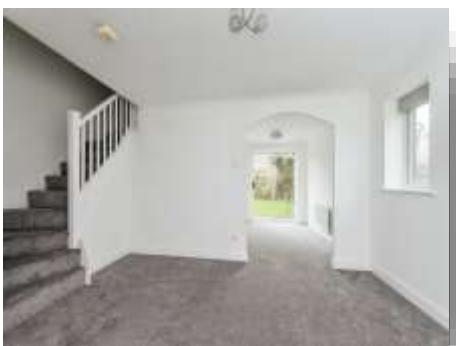
- \*\*\*GUIDE PRICE £210,000 - £220,000\*\*\*
- Three Bedroom Link-Detached Home
- NO ONWARD CHAIN
- Ensuite To Master Bedroom
- Downstairs WC

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£210,000 - £220,000**



**view this property online** [williamhbrown.co.uk/Property/PON117294](http://williamhbrown.co.uk/Property/PON117294)



Property Ref:  
PON117294 - 0015

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.

Please note the marker reflects the postcode not the actual property

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



**01977 791406**



Pontefract@williamhbrown.co.uk



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



**williamhbrown.co.uk**