

Larks Hill, Pontefract WF8 4RJ

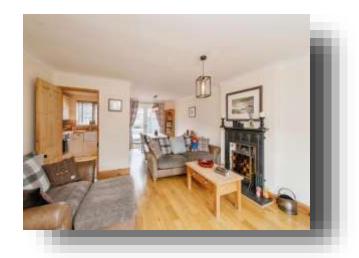


Welcome to

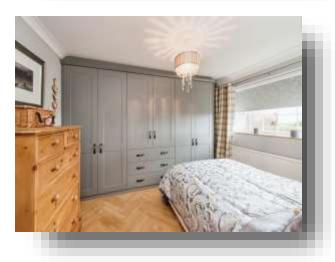
Larks Hill, Pontefract

THREE bedroom semi-detached. Immaculate throughout and well maintained to a high standard. Situated in Pontefract town on the sought after location of Larks Hill. Ready to move in, call now to avoid missing out.













Summary

This stunning THREE bedroom semi-detached has been immaculately maintained and incorporates beautiful Victorian features mixing the old with the new. Situated on the sought after street of Larks Hill, this property is a short distance to a popular primary school and many local amenities. Briefly comprising of an entrance hall and a stylish kitchen with integrated appliances and a Belfast sink. The lounge is open plan to the dining room and has French doors leading onto the rear garden which has been decked out to a high standard. On the first floor there are THREE bedrooms all with fitted wardrobes and family Victorian style bathroom complete with a roll top bath. There is ample parking with this property for multiple cars. View now to avoid missing out.

Entrance Hall

With a front entrance door and a gas central heating radiator.

Lounge

23' 5" max x 14' max (7.14m max x 4.27m max)
With a UPVC double glazed window to the front aspect, open fire with Victorian surround, French doors to the rear, solid engineered flooring and a gas central heating radiator.

Kitchen

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

A fitted kitchen consisting of wall and base units with work surfaces over, Belfast sink, oven, gas hob, integrated fridge freezer, dishwasher and washing machine. A pantry cupboard housing the boiler, a UPVC door to the driveway and a UPVC double glazed window to the rear aspect.

Landing

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

Bedroom One

12' 4" x 8' (3.76m x 2.44m)

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

Bedroom Two

10' 1" x 8' 3" (3.07m x 2.51m)

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

Bedroom Three

4' 8" min x 10' 1" (1.42m min x 3.07m)
With a UPVC double glazed window to the front aspect, fitted wardrobes and a gas central heating radiator.

Bathroom

A suite consisting of a low flush WC, wash hand basin set in a vanity unit, roll top bath with large shower head over, towel rail and a UPVC double glazed window to the rear aspect.

Front Garden

A driveway and pebbled area to the front.

Rear Garden

With a flagged garden with decked patio seating area and timber fencing surround.





Welcome to

Larks Hill, Pontefract

- Three Bedroom Semi-Detached Home
- Well Presented Throughout
- Through Lounge/ Diner
- Gardens To The Front And Rear
- **Driveway For Off Street Parking**

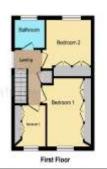
Tenure: Freehold EPC Rating: C

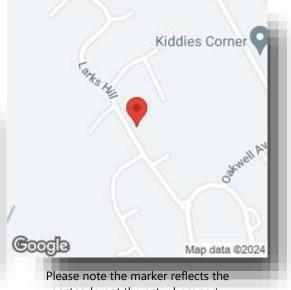
£250,000



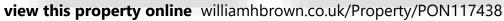








postcode not the actual property





Property Ref: PON117438 - 0002 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

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