



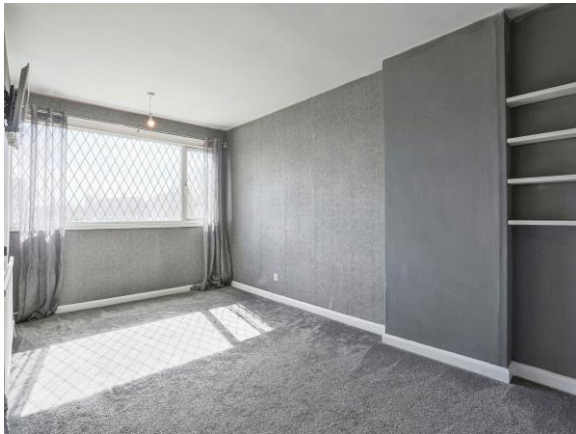
Denby Road, Darrington Pontefract WF8 3BB



welcome to

Denby Road, Darrington Pontefract

GUIDE PRICE £270,000-£280,000 FOUR BEDROOM semi-detached. Situated in the village of DARRINGTON. In good condition this property is being sold with NO ONWARD CHAIN.



Summary

For sale with NO ONWARD CHAIN. This FOUR bedroom semi-detached Dormer style property is located in the desirable location of Darrington. In good condition, this property would make a great family home. Briefly comprising of a spacious lounge and conservatory which can be used as a second reception room; leading into a kitchen and integral garage. On the first floor there are FOUR bedrooms and the family bathroom. DARRINGTON is a popular village complete with a local primary school, village pub and shop, sitting on the out skirts of the market town of Pontefract which hosts a large amount of local amenities. And easy access to A1 and M62. Viewing is essential.

Entrance Hall

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

Wc

With a low level flush WC and a wash hand basin.

Lounge

10' 10" x 29' 10" (3.30m x 9.09m)

With a UPVC double glazed window to the front aspect, electric fire, French doors into the conservatory and a gas central heating radiator.

Kitchen

6' 9" x 15' 2" (2.06m x 4.62m)

A fitted kitchen consisting of wall and base units with work surfaces over, oven, electric hob with extractor hood, space for a free standing fridge freezer, stable door to the garage and a UPVC double glazed window to the rear aspect.

Conservatory

10' 2" x 9' 11" (3.10m x 3.02m)

Constructed under UPVC with windows surround and French doors to the rear garden.

Landing

14' 11" x 8' 11" (4.55m x 2.72m)

With a UPVC double glazed window to the side

aspect and access to the loft.

Bedroom One

14' 11" x 8' 11" (4.55m x 2.72m)

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

Bedroom Two

12' x 8' 11" (3.66m x 2.72m)

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

Bedroom Three

9' x 8' 5" (2.74m x 2.57m)

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

Bedroom Four

5' 10" x 8' 5" (1.78m x 2.57m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath with shower over, tiled flooring and two UPVC double glazed windows to the rear aspect.

Front Garden

With a small buffer garden, driveway, attached garage and side gate to the rear garden.

Rear Garden

A large enclosed lawn and timber fence surround.



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Denby Road, Darrington Pontefract

- ***GUIDE PRICE £270,000-£280,000***
- Four Bedroom Semi-Detached Bungalow
- WC and Bathroom
- Driveway And Garage
- Family Home

Tenure: Freehold EPC Rating: D

guide price

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117369 - 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.



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk