



Westbourne Road, Pontefract WF8 4JY



Welcome to

Westbourne Road, Pontefract

THREE BEDROOM SEMI DETACHED LOCATED IN CLOSE PROXIMITY TO PONTEFRACT TOWN CENTRE. DOWNSTAIRS WC, CONSERVATORY, SHOWER ROOM, FULLY ENCLOSED GARDEN TO THE REAR AND A DRIVEWAY FOR OFF STREET PARKING. PERFECT FOR FIRST TIME BUYERS!!!



Summary

Discover the perfect blend of comfort, convenience, and style in this charming three bedroom semi-detached property nestled in the heart of Pontefract. Boasting a range of desirable features, this home is sure to impress. Step into a spacious and bright open plan living kitchen diner, the heart of the home where you can relax, dine and entertain with ease. The seamless flow of space creates a welcoming atmosphere for gatherings and everyday living. Benefiting from the convenience of a downstairs WC, ideal for buyers with young children. Adjacent to the kitchen/diner, a delightful conservatory awaits offering a tranquil retreat flooded with natural light. Whether used as a sun room, home office, or relaxation space, the conservatory adds versatility to the home. Upstairs, discover three generously sized bedrooms and a shower room. Externally the property has a good size driveway providing ample off street parking and to the rear you can enjoy a fully enclosed garden, offering a safe and secluded space for young families. Whether it's gardening, dining al fresco, or simply soaking up the sunshine, the garden provides endless possibilities. Situated in Pontefract, this property offers the best of both worlds, a peaceful residential setting with easy access to a range of amenities, schools, parks and transport links. Explore the historic charm of Pontefract castle, indulge in shopping at nearby retail outlets, or enjoy outdoor adventures in the neighbouring villages.

Entrance Hall

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

Wc

With a low level flush WC, wash hand basin, gas central heating radiator and a gas central heating radiator.

Lounge

11' 2" x 14' 8" (3.40m x 4.47m)
With a UPVC double glazed window to the front aspect, log burner, open into the kitchen and a gas central heating radiator.

Kitchen

11' 10" x 10' 7" (3.61m x 3.23m)
A fitted kitchen consisting of wall and base units with work surfaces over, a bowl and half ceramic sink and drainer, double oven, breakfast counter, spot lights to the ceiling, large fridge and a UPVC double glazed window to the front aspect.

Conservatory

7' 4" x 12' 3" (2.24m x 3.73m)
Constructed under UPVC with doors into the rear garden.

Bedroom One

9' 11" x 8' 8" (3.02m x 2.64m)
With a UPVC double glazed window to the rear aspect and built in mirrored wardrobes.

Bedroom Two

8' 10" x 10' 3" (2.69m x 3.12m)
With a UPVC double glazed window to the front aspect.

Bedroom Three

8' 10" x 7' 1" (2.69m x 2.16m)
With a UPVC double glazed window to the front aspect.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, spotlights to the ceiling, shower, towel rail and a UPVC double glazed window to the rear aspect.

Rear Garden

A split level garden with decking and a large ash tree, very low maintenance.



view this property online williamhbrown.co.uk/Property/PON117446



Welcome to

Westbourne Road, Pontefract

- Three Bedroom Semi-Detached Home
- Downstairs WC
- Conservatory
- Driveway For Off Street Parking
- Low Maintenance Rear Garden

Tenure: Freehold EPC Rating: Awaited

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON117446



Property Ref:
PON117446 - 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 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