



**Wales Street, Pontefract WF8 4TF**

**Welcome to**

**Wales Street, Pontefract**

\*\*\* GUIDE PRICE £270,000 - £280,000 \*\*\* Three bedroom three storey town house, ensuite to master bedroom. Two reception rooms, modern dining kitchen and the house bathroom. Tandem Drive. Private rear garden. Modern development. Close by to lots of local amenities.



## Summary

Offered for sale is this deceptively three bedroom town house which sits proudly on this corner plot. The property is perfectly located on this sought after modern development and is close by to Pontefract Park, Pontefract town centre, easy access to the M62, bus and train station being perfect for those looking to commute. Internally the property is set over three floors over spacious accommodation throughout. The layout comprises of front entrance hall, dining kitchen, lounge, utility room and downstairs WC, to the first floor there is a second reception room, master bedroom and ensuite, whilst to the top floor there are two bedrooms and the house bathroom. Externally there is a well enclosed rear garden with gated access leading on to the tandem driveway. This truly is a beautiful family home and is ready to move straight into.

## Entrance Hall

With a composite front entrance door, a UPVC double glazed window to the front aspect, laminate flooring and a gas central heating radiator.

## Wc

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

## Lounge

14' 10" x 9' 9" ( 4.52m x 2.97m )

With UPVC double glazed bi-fold doors to the rear, a UPVC double glazed window to the front aspect and a gas central heating radiator.

## Dining Kitchen

14' 10" x 11' 6" ( 4.52m x 3.51m )

A fitted kitchen consisting of wall and base units with work surfaces over, stainless steel sink and drainer, integrated dishwasher, fridge freezer, double oven, induction hob, laminate flooring, gas central heating radiator and a UPVC double glazed bay window to the side aspect.

## Cupboard

With plumbing for a washing machine, wall and base units with work surfaces over and laminate flooring.

## Ff Landing

With stairs from the hallway and stairs to the second floor.

## Bedroom One

14' 11" x 8' 10" ( 4.55m x 2.69m )

With UPVC double glazed windows to the front and side aspect, dressing area with built in wardrobes and a gas central heating radiator.

## Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, vinyl floor covering, built in storage unit and a UPVC double glazed window to the front aspect.

## Sf Landing

With stairs from the first floor landing and a storage cupboard.

## Bedroom Two

14' 10" x 11' 3" ( 4.52m x 3.43m )

With UPVC double glazed windows to the front and side aspects and fitted wardrobes.

## Bedroom Three

14' 10" x 9' 9" ( 4.52m x 2.97m )

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

## Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower attached and shower screen, vinyl floor covering, part tiled to walls, a gas central heating radiator and a UPVC double glazed window to the front aspect.

## Front Garden

With a small lawned buffer garden to the front and side aspects.

## Rear Garden

A private rear garden mainly flagged with timber fenced surround having a single gate leading onto the driveway.



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## Welcome to

### Wales Street, Pontefract

- \*\*\* GUIDE PRICE £270,000 - £280,000 \*\*\*
- Three Bedroom Semi-Detached Home
- Set Over Three Floors
- Ensuite And dressing Area To Master Bedroom
- Sought Over Development

Tenure: Freehold EPC Rating: B

guide price

# £270,000 – £280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON117659 - 0002

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