



william
h brown
for sale
01977 791406

Queens Square, Pontefract WF8 4ET



Welcome to

Queens Square, Pontefract

Two bedroom mid terrace property, Dining Kitchen, good size lounge, house bathroom. Great location. Front/rear gardens. On street parking!!



Summary

Offered for sale is this two bedroom property which is perfectly located being close by to Pontefract town centre, lots of local amenities and is within easy access of the M62, Pontefract Bus and train station. Internally the property comprises of front entrance hall, downstairs w/c, lounge and dining kitchen, whilst to the first floor there are two good size bedrooms and the house bathroom. Externally there are front and rear gardens and on street parking.

Entrance Hall

With a UPVC front entrance door, vinyl floor covering, UPVC double glazed rear entrance door and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, vinyl floor covering, window to the front and a gas central heating radiator.

Lounge

15' 1" x 11' 6" (4.60m x 3.51m)

With two UPVC double glazed windows to the front and rear aspect, electric fire with fire surround and hearth and a gas central heating radiator.

Dining Kitchen

14' 5" x 8' 6" (4.39m x 2.59m)

A fitted kitchen consisting of wall, base and draw units with work surfaces over, space for free standing gas oven and hob, a bowl and half stainless steel sink and drainer, vinyl floor covering, plumbing for washing machine, tiled splash back, vinyl floor covering, space for free standing fridge freezer, extractor fan, gas central heating radiator and two UPVC double glazed windows to the front and rear aspects.

Landing

With a UPVC double glazed window to the front aspect.

Bedroom One

14' 5" x 8' 5" (4.39m x 2.57m)

With two UPVC double glazed window to the front and rear aspects, built in cupboard and a gas central heating radiator.

Bedroom Two

14' 6" x 11' 9" (4.42m x 3.58m)

With a UPVC double glazed window to the rear aspect, two built in storage cupboards, cupboard housing central heating boiler and a gas central heating radiator.

Bathroom

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

Exterior

Lawn gardens to front and rear of the property with timber fence surround.



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Welcome to

Queens Square, Pontefract

- Two Bedroom Mid-Terrace Home
- Downstairs WC
- Perfect First Time Buyer Home
- Local Amenities
- Short Distance From Pontefract And Featherstone

Tenure: Freehold EPC Rating: D

£130,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON117758 - 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.

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