

Holgate Road, Pontefract WF8 4ND

Welcome to

Holgate Road, Pontefract

Sold with NO ONWARD CHAIN! A TWO bedroom detached bungalow located on the sought after location of Holgate Road. This property has huge potential with options to extend into the loft, rear or to modernise will add significant value. Sitting on a substantial plot and benefiting from a driveway.













Entrance Hall

With a UPVC door to the front, coat cupboard and a gas central heating radiator.

Lounge

11' 10" x 17' 5" (3.61m x 5.31m)

With a UPVC double glazed window to the front aspect, gas fire and stone surround, archway to the dining room and a gas central heating radiator.

Dining Room

8' 5" x 9' 11" (2.57m x 3.02m)

With French doors to the rear, coving and a gas central heating radiator.

Kitchen

8' 6" x 10' 10" (2.59m x 3.30m)

A fitted kitchen consisting of wall and base units with work surfaces over, door to the back porch, stainless steel sink and drainer, space for under counter washing machine, space for tall fridge, strip light, tiled walls, wall hung boiler, a gas central heating radiator and a UPVC double glazed window to the rear aspect.

Bedroom One

11' 4" x 10' 11" (3.45m x 3.33m)

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

Bedroom Two

10' x 11' 8" (3.05m x 3.56m)

With a UPVC double glazed window to the rear aspect, built in wardrobes, loft hatch and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath, separate shower, tiled walls, gas central heating radiator and a UPVC double glazed frosted window to the rear aspect.

Rear Porch

With a UPVC doors to the front and rear.

Front Garden

With a brick laid driveway, storage shed and a grass path and access to the garage.

Rear Garden

An enclosed rear garden with a patio seating area and a storage shed.





Welcome to

Holgate Road, Pontefract

- Two Bedroom Detached Bungalow
- NO ONWARD CHAIN
- Garage And Driveway
- In Need Of An Update
- South Side Of Pontefract

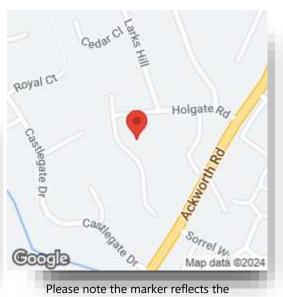
Tenure: Freehold EPC Rating: D

£250,000









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Property Ref: PON117708 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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)

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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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postcode not the actual property



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