

**Banks Mount, Pontefract WF8 4DN** 

# Welcome to

# **Banks Mount, Pontefract**

NO CHAIN!! Three bedroom semi detached family home renovated throughout, outstanding kitchen and bathroom. Ensuite to master bedroom, downstairs WC and a fully enclosed rear garden ideal for entertaining. Close to Pontefract town centre.













#### **Entrance Hall**

With a front entrance door, stairs to the first floor, under stairs cupboard and a gas central heating radiator.

#### Wc

With a low level flush WC, wash hand basin, tiled to the splash back, wall hung chrome heated towel rail and a UPVC double glazed window to the front aspect.

## **Living Room**

12' 7" x 13' 5" ( 3.84m x 4.09m ) With a UPVC double glazed window to the front aspect and a gas central heating radiator.

## **Dining Room**

12' 8" x 12' 9" ( 3.86m x 3.89m )

Open to the kitchen, sliding patio doors to the rear aspect and wall hung designer radiator.

### Kitchen

11' 8" x 8' 9" ( 3.56m x 2.67m )

A fitted kitchen consisting of wall, base and draw units with work surfaces over, breakfast bar, sink and drainer, integrated oven and microwave, electric hob with extractor hood over, spotlights to the ceiling and a UPVC double glazed window to the rear aspect.

## Landing

With a UPVC double glazed window to the side aspect and loft hatch.

## **Bedroom One**

13' 1" x 13' 4" ( 3.99m x 4.06m )

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

#### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower, extractor fan, wall hung chrome heated towel rail

### **Bedroom Two**

12' 6" x 13' 4" ( 3.81m x 4.06m )

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

### **Bedroom Three**

8' 7" x 7' 9" ( 2.62m x 2.36m )

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, panelled bath with shower over and screen, tiled walls, spot lights to the ceiling and a wall hung chrome heated towel rail.

#### **Exterior**

To the rear is a large, decked patio area deal for entertaining with a grassed area and side gate giving access to the front.





## Welcome to

# **Banks Mount, Pontefract**

- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Downstairs WC
- **Ensuite To Master Bedroom**
- Fully Enclosed Garden To The Rear

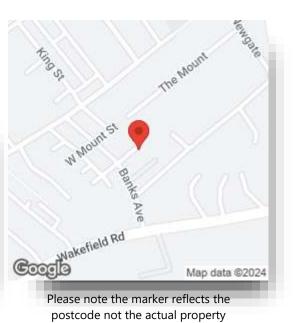
Tenure: Freehold EPC Rating: D

£220,000









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