



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 ideal for entertaining with a grassed area and side gate giving access to the front.



view this property online williamhbrown.co.uk/Property/PON117913



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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON117913



Property Ref:
PON117913 - 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