



**North Baileygate, Pontefract WF8 2JG**



**Welcome to**

**North Baileygate, Pontefract**

LOOKING FOR A PROPERTY WITH NO ONWARD CHAIN AND BAGS OF POTENTIAL??? Versatile living over three levels is this four/five bedroom mid-townhouse with neutral decor and being SPACIOUS rooms throughout!! Externally the property has a fully enclosed rear GARDEN and a separate GARAGE.



### **Entrance Porch**

With a front entrance door, storage cupboard and door to the hallway.

### **Entrance Hall**

With a UPVC front entrance door and vinyl floor covering.

### **Shower Room**

With a low level flush WC, wash hand basin, shower cubicle, tiling, and a gas central heating radiator.

### **Dining Room/Bedroom Five**

17' 3" x 8' 8" ( 5.26m x 2.64m )

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

### **Utility Room**

6' 11" x 6' 4" ( 2.11m x 1.93m )

With base units, stainless steel sink and drainer, space for tumble dryer, washing machine, wall mounted boiler and a UPVC rear entrance door.

### **Bedroom Four**

10' 11" x 8' 9" ( 3.33m x 2.67m )

With UPVC double glazed French doors to the rear and a gas central heating radiator.

### **First Floor Landing**

With a UPVC double glazed window to the front aspect, a gas central heating radiator and stairs to the second floor.

### **Kitchen**

14' 7" x 8' 8" ( 4.45m x 2.64m )

A fitted kitchen consisting of wall, base and draw units with work surfaces over, gas hob, extractor fan, electric oven, plumbing for washing machine, spotlights to the ceiling, vinyl floor covering, gas central heating radiator and a UPVC double glazed window to the front aspect.

### **Lounge/ Diner**

15' 5" x 13' 7" ( 4.70m x 4.14m )

With UPVC double glazed French doors with Juliet balcony, gas central heating radiator and a UPVC double glazed window to the rear aspect.

### **Second Floor Landing**

With a gas central heating radiator, cupboard and access to the loft.

### **Bedroom One**

13' 3" x 12' 2" ( 4.04m x 3.71m )

With a UPVC double glazed window to the front 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 cubicle, tiled in shower, gas central heating radiator and a UPVC double glazed window to the front aspect.

### **Bedroom Two**

11' 10" x 10' 7" ( 3.61m x 3.23m )

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

### **Bedroom Three**

7' 6" x 6' 7" ( 2.29m x 2.01m )

With a UPVC double glazed window to the rear aspect, cupboard housing hot water tank and a gas central heating radiator.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, panelled bath and tiled splash back.

### **Front Garden**

A small buffer garden to the front.

### **Rear Garden**

An enclosed rear garden with fenced boundaries and artificial grass. Gated access which leads to the parking space and garage.

### **Garage**

Set in a block of 3.

### **Agents Note**

There are no service charges or ground rent.



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**Welcome to**

## North Baileygate, Pontefract

- Three Storey Four/Five Bedroom Mid-Townhouse
- NO ONWARD CHAIN
- Downstairs Shower Room
- Ensuite To Master Bedroom
- Gardens To Front And Rear

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 12 Jul 1783. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON117902 - 0005

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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@williambrown.co.uk](mailto:Pontefract@williambrown.co.uk)



26 Market Place, PONTEFRAC, West Yorkshire,  
WF8 1AT



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