

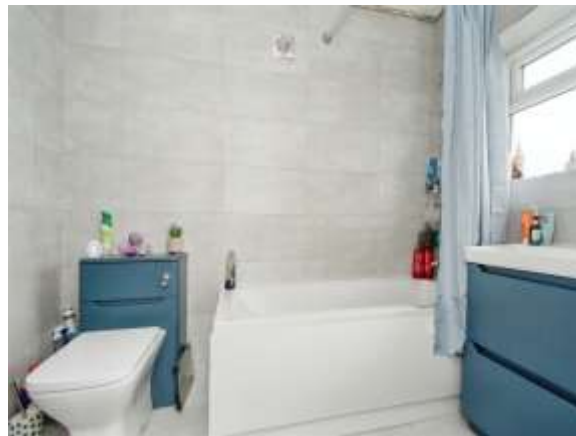


Rookhill Road, Pontefract WF8 2DA

Welcome to

Rookhill Road, Pontefract

GUIDE PRICE £190,000 - £200,000 BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED HOME PERFECT FOR FIRST TIME BUYERS. OFF STREET PARKING, GENEROUS SIZED GARDEN TO THE REAR IDEAL FOR ENTERTAINING!



Entrance Hall

With a UPVC front entrance door, vinyl floor covering, gas central heating radiator and a UPVC double glazed window to the front aspect.

Wc

With a low level flush WC, wash hand basin set in a vanity unit, tiled flooring and walls and a UPVC double glazed window to the front aspect.

Lounge

16' 9" x 13' (5.11m x 3.96m)

With a UPVC double glazed window to the front aspect, sliding patio doors to the rear, vinyl floor covering, lean to, tiled flooring and a gas central heating.

Dining Kitchen

15' 4" x 10' 1" (4.67m x 3.07m)

A fitted kitchen consisting wall, base and draw units with wood effect work surfaces over, free standing gas hob and electric oven, a sink and half with drainer, shelved pantry, vinyl floor covering, extractor fan, tiled splash back, space for fridge freezer, wall mounted boiler, timber door leading into passage and a UPVC double glazed window to the rear aspect.

Utility Room

6' 8" x 7' 9" (2.03m x 2.36m)

With a UPVC double glazed door, plumbing for washing machine, space for tumble dryer and wall units.

Lean-To

With a UPVC double glazed rear door and tiled flooring.

Landing

With a UPVC double glazed window to the front aspect.

Bedroom One

14' 7" x 10' 3" (4.45m x 3.12m)

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

Bedroom Two

12' 7" x 10' 6" (3.84m x 3.20m)

With a UPVC double glazed window to the rear aspect, built in cupboard, loft access with pull down ladder and a gas central heating radiator.

Bedroom Three

10' 9" x 6' 7" (3.28m x 2.01m)

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, fully tiled walls and flooring, chrome heated towel rail and a UPVC double glazed window to the front aspect.



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Welcome to

Rookhill Road, Pontefract

- ***GUIDE PRICE £190,000 - £200,000***
- Three Bedroom Semi-Detached Home
- Downstairs WC
- Utility Room
- Great Size Rear Garden

Tenure: Freehold EPC Rating: D

guide price

£190,000 - £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117924 - 0003

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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