



**Chequers Close, Pontefract WF8 2TD**



**Welcome to**

**Chequers Close, Pontefract**

Two bedroom semi-detached property in Pontefract On street parking and a fully enclosed garden to the rear. Spacious layout throughout and ideally suited to a young family.





### **Entrance Hall**

With a UPVC front entrance door with side windows, under stairs storage cupboard and a gas central heating radiator.

### **Lounge**

17' 2" x 10' 4" ( 5.23m x 3.15m )

With a UPVC double glazed French doors to the rear aspect, wood effect laminate flooring, wall mounted electric fire and a gas central heating radiator.

### **Kitchen**

11' 6" x 11' 4" ( 3.51m x 3.45m )

A fitted kitchen consisting of wall, base and draw units with work surfaces over, sink and drainer, `hob, gas oven, extractor fan, plumbing for washing machine, tiled splash back, under counter fridge freezer, laminate flooring and a UPVC double glazed window to the front aspect.

### **Landing**

With a cupboard housing the boiler and access to the loft with a pull down ladder.

### **Bedroom One**

17' 9" x 11' 5" ( 5.41m x 3.48m )

With two UPVC double glazed windows to the front aspect, storage cupboard and a gas central heating radiator.

### **Bedroom Two**

10' 6" x 10' 6" ( 3.20m x 3.20m )

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

### **Bathroom**

A suite consisting of a wash hand basin, panelled bath, part tiled walls, vinyl flooring, gas central heating radiator and a UPVC double glazed window to the rear aspect.

### **Wc**

With a low level flush WC.

### **Front Garden**

Neatly laid to lawn with flowered borders, a brick wall surround, paved down the side to the rear garden.

### **Rear Garden**

A brick built out building, low maintenance, mainly laid to flag, timber fence surround, cold water tap and an electric socket.



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## Welcome to

### Chequers Close, Pontefract

- Two Bedroom Semi-Detached Home
- Cul-De-Sac Position
- Nicely Presented
- Dining Kitchen
- Private Rear Garden

Tenure: Freehold EPC Rating: Awaited

offers in excess of

# £130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON117929 - 0003

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