



**Fieldhead Close, Pontefract WF8 2ED**

**Welcome to**

**Fieldhead Close, Pontefract**

NO ONWARD CHAIN! Three bedroom semi-detached home. CUL-DE-SAC position. Modern kitchen and bathroom. Move in condition. Close by to Pontefract town centre and good transport links.



### **Entrance Hall**

With a UPVC front entrance door with side glass panels, a gas central heating radiator and a UPVC double glazed window to the side aspect.

### **Dining Room**

23' 7" x 11' 2" ( 7.19m x 3.40m )

With two UPVC double glazed windows to the front and rear aspects, gas fire with fire surround and a gas central heating radiator.

### **Kitchen**

8' 9" x 11' 5" ( 2.67m x 3.48m )

A fitted kitchen consisting of a wall, base and draw units with work surfaces over, part tiled to walls, electric hob, double electric oven, extractor fan, gas central heating radiator, under counter fridge, plumbing for washing machine, pantry with a UPVC double glazed window to the side, UPVC side entrance door and a UPVC double glazed window to the rear aspect.

### **Landing**

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

### **Bedroom One**

12' 6" x 11' 3" ( 3.81m x 3.43m )

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

### **Bedroom Two**

10' 7" x 11' 3" ( 3.23m x 3.43m )

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

### **Bedroom Three**

7' 3" x 6' 9" ( 2.21m x 2.06m )

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 attached and a screen, tiled walls, storage cupboard, vinyl floor covering, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

### **Front Garden**

With a small lawned garden, tandem driveway and double wrought iron gate.

### **Rear Garden**

A lawned garden with patio seating area.



**view this property online** [williamhbrown.co.uk/Property/PON117132](http://williamhbrown.co.uk/Property/PON117132)



## Welcome to

### Fieldhead Close, Pontefract

- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Tandem Driveway
- Ideal Family Home
- Close To Pontefract Town Centre

Tenure: Freehold EPC Rating: C

offers over

# £190,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PON117132](https://www.williamhbrown.co.uk/Property/PON117132)



Property Ref:  
PON117132 - 0005

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



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



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**