



Bondgate, Pontefract WF8 2JP

Welcome to

Bondgate, Pontefract

Attention First Time Buyers!!! A TWO bedroom end-terraced property located in Pontefract's popular market town. Well maintained throughout, this property is much more than meets the eye. Located within walking distance to two of Pontefract's train stations and many amenities.



Entrance Hall

With a front entrance door, stairs to the first floor and a gas central heating radiator.

Lounge

10' 11" x 14' 11" into bay (3.33m x 4.55m into bay)

With a UPVC double glazed bay window to the front aspect, fire place, coving to the ceiling and a gas central heating radiator.

Kitchen

14' 5" x 20' 10" (4.39m x 6.35m)

A fitted kitchen consisting wall and base units with work surfaces over, oven and hob, space for washing machine, stainless steel sink and drainer, under stairs storage cupboard, tiled splash back, free standing electric heater, large gas central heating radiator and a UPVC double glazed window to the rear aspect.

Bedroom One

12' 7" x 11' 1" (3.84m x 3.38m)

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

Bedroom Two

10' 1" x 8' 7" (3.07m x 2.62m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, roll top bath, walk in shower, extractor fan, tiled walls, ladder towel rail and a UPVC double glazed window to the rear aspect.



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Welcome to

Bondgate, Pontefract

- Two Bedroom End-Terrace Home
- Short Distance To Pontefract Town Centre
- Local Amenities
- Ideal First time Buyer Home
- Investor Opportunity

Tenure: Freehold EPC Rating: E

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117949 - 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.

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