



Grange Court, Badsworth Pontefract WF9 1BQ

Welcome to

Grange Court, Badsworth Pontefract

GUIDE PRICE £330,000 - £340,000 Beautiful THREE BEDROOM barn conversion. Close to local AMENITIES such as supermarkets, local eateries and the historic market town of Pontefract.



Wc

With a low level flush WC, wash hand basin, built in cupboard and a UPVC double glazed window to the rear aspect.

Lounge

16' x 11' 4" (4.88m x 3.45m)

With a large timber framed window to the front aspect, , electric fire and surround, wall mounted towel rail, wood effect laminate flooring.

Reception Room 2

13' 5" x 10' 4" (4.09m x 3.15m)

With a rear composite door, timber framed double glazed window to the front aspect and a gas central heating radiator.

Kitchen

15' 5" x 10' 4" (4.70m x 3.15m)

A fitted kitchen consisting of wall, base and draw units with quartz work surfaces over, gas hob, electric oven, extractor fan, a bowl and half sink and mixer tap and two timber framed windows to the front aspect.

Utility Room

5' 4" x 6' 6" (1.63m x 1.98m)

With plumbing for washing machine, space for fridge freezer, space for tumble dryer and stone flooring.

Landing

Sky light and a UPVC double glazed window to the rear, wood effect laminate flooring and a gas central heating radiator.

Bedroom One

14' 9" x 10' 3" (4.50m x 3.12m)

With a focal arched window to the front, wood effect laminate flooring and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, tiled walls, vinyl floor covering and a gas central heating radiator.

Bedroom Two

12' 4" x 7' 5" (3.76m x 2.26m)

With a timber framed window to the front aspect, loft access and a gas central heating radiator with cover.

Bedroom Three

7' 3" x 9' 9" (2.21m x 2.97m)

With a timber framed window to the front, vinyl floor covering and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, free standing oval bath, shower cubicle, a chrome heated towel rail and a UPVC double glazed window to the rear aspect.

Rear Garden

A stone patio seating area, lawned garden, planting to borders, stone walls and gate.



view this property online williamhbrown.co.uk/Property/PON118011



Welcome to

Grange Court, Badsworth Pontefract

- ***GUIDE PRICE £330,000 - £340,000***
- Three Bedroom Barn Conversion
- Garage & Parking to the rear
- Ensuite to Master Bedroom
- Ready To Move Straight Into

Tenure: Freehold EPC Rating: C

guide price

£330,000 - £340,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON118011



Property Ref:
PON118011 - 0006

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



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



williamhbrown.co.uk