

Northfield Drive, Pontefract WF8 2DJ

william h brown

Welcome to

Northfield Drive, Pontefract

GUIDE PRICE £190,000 - £200,000 THREE BEDROOM SEMI DETACHED FAMILY HOME WITH OFF STREET PARKING. READY TO MOVE AND SITUATED IN A FANTASTIC SPOT NEAR PONTEFRACT TOWN CENTRE. IDEAL FOR FIRST TIME BUYERS OR A YOUNG FAMILY!













Entrance Porch

With a UPVC side entrance door and double glazed window to the side aspect.

Lounge

16' 8" x 11' 9" (5.08m x 3.58m)

With a UPVC double glazed window to the front aspect and a cast iron fire with surround and a gas central heating radiator.

Kitchen

16' 6" x 8' 4" (5.03m x 2.54m)

A fitted kitchen consisting of wall and base units with work surfaces over, gas hob, oven, stainless steel sink and half, space for free standing fridge, wine rack, tiled splash back, spot lights to the ceiling, boiler, with a rear door to the garden and two UPVC double glazed windows to the rear and one to the side aspect.

Landing

With access to the loft and a gas central heating radiator.

Bedroom One

9' 8" x 11' 10" (2.95m x 3.61m)

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

Bedroom Two

9' 7" x 10' 7" (2.92m x 3.23m)

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

Bedroom Three

6' 8" x 8' 11" (2.03m x 2.72m)

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

Bathroom

A suite consisting of a low level flush WC, 2x wash hand basins, shower cubicle, bath and two UPVC double glazed windows to the rear aspects.

Front Garden

With driveway, lawned area and low brick wall.

Rear Garden

With a block paved driveway, lawn, patio, fenced boarders and a detached garage.





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Northfield Drive, Pontefract

- ***GUIDE PRICE £190.000 £200.000***
- Three Bedroom Semi-Detached Home
- Driveway And Garage
- **New Carpets Throughout**
- New Kitchen

Tenure: Freehold EPC Rating: Awaited

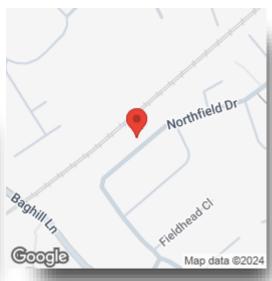
quide price

£190,000 - £200,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON117982



Property Ref: PON117982 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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) and boundaries of the property and other important matters before exchange of contracts.

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 quidance 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 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



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