



Barnswick Close, Pontefract WF8 3QU

Welcome to

Barnswick Close, Pontefract

William H. Brown are delighted to offer to the market this three bedroom semi-detached property. Offering a NO CHAIN purchase, this is sure to be of interest to first time buyers or family purchasers. Set within the popular residential location of Pontefract, with access to local amenities.



Entrance Hall

With a UPVC double glazed front entrance door, under stairs cupboard, gas central heating radiator and a UPVC double glazed window to the side aspect.

Lounge

14' 6" x 11' (4.42m x 3.35m)

With a UPVC double glazed bay window to the front aspect, stone feature electric wall mounted fire and a gas central heating radiator.

Dining Room

10' x 8' 7" (3.05m x 2.62m)

With French doors to the rear garden and a gas central heating radiator.

Kitchen

9' 6" x 8' 1" (2.90m x 2.46m)

A fitted kitchen consisting of wall and base units with work surfaces over, stainless steel sink and drainer, electric oven, gas hob, extractor hood, tiled to splash back, plumbing for washing machine, spotlights to the ceiling, a UPVC double glazed window to the rear and UPVC side door.

Landing

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

Bedroom One

14' 6" x 10' 8" (4.42m x 3.25m)

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

Bedroom Two

10' 11" x 9' 9" (3.33m x 2.97m)

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

Bedroom Three

7' 8" x 7' 7" (2.34m x 2.31m)

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

Bathroom

A suite consisting of a wash hand basin, bath with shower over and screen, fully tiled walls, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

Separate Wc

With a low level flush WC, wash hand basin, part tiled walls and a UPVC double glazed window to the side aspect.

Front Garden

Double driveway with access to the rear.

Rear Garden

An enclosed rear garden, single detached garage, paved patio area and a lawned garden.



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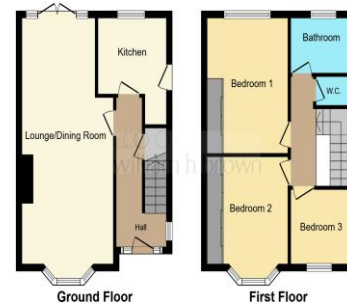
Welcome to

Barnswick Close, Pontefract

- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Driveway & Garage
- Cul-De-Sac Position
- Sought After Location

Tenure: Freehold EPC Rating: D

£250,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PON118074](https://www.williamhbrown.co.uk/Property/PON118074)



Property Ref:
PON118074 - 0003

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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.



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