



Dulverton Rise, Pontefract WF8 2PY



Welcome to

Dulverton Rise, Pontefract

THREE BEDROOM SEMI-DETACHED FAMILY HOME LOCATED IN PONTEFRACT. GENEROUS AMOUNT OF OFF STREET PARKING, FULLY ENCLOSED REAR GARDEN AND AN OPEN PLAN KITCHEN/DINER.



Entrance Porch

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

Entrance Hall

With a UPVC door to the side aspect, stairs to the first floor aspect and a gas central heating radiator.

Lounge

16' 3" x 10' 7" (4.95m x 3.23m)

With a UPVC double glazed window to the front aspect, built in bookcase and gas fire with surround.

Dining Room

7' 9" x 8' 5" (2.36m x 2.57m)

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

Kitchen

6' 11" x 9' 4" (2.11m x 2.84m)

A fitted kitchen consisting of wall and base units with work surfaces over, free standing oven/hob, double sink, extractor fan, fully tiled walls and a UPVC double glazed window and door to the rear aspect.

Landing

With a UPVC double glazed window to the side aspect, loft hatch and partial boarding to the loft.

Bedroom One

10' 10" x 9' 2" (3.30m x 2.79m)

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

Bedroom Two

8' 7" x 12' 7" (2.62m x 3.84m)

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

Bedroom Three

6' 2" x 9' 6" (1.88m x 2.90m)

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, bath, shower, gas central heating radiator and a UPVC double glazed window to the side aspect.

Front Garden

With a tandem driveway, buffer garden and access to the garage.

Rear Garden

Large rear lawn.



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Welcome to

Dulverton Rise, Pontefract

- Three Bedroom Semi-Detached Home
- Two Reception Rooms
- Driveway & Garage
- Large Rear Garden
- New Roof & Insulation

Tenure: Freehold EPC Rating: Awaited

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON118041 - 0003

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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