



**Willow Bank Drive, Pontefract WF8 2WQ**



**Welcome to**

**Willow Bank Drive, Pontefract**

William H Brown introduce to the market this three bedroom DETACHED home in Pontefract consisting; entrance hall, lounge, conservatory, kitchen, three bedrooms, ensuite to master bedroom, family bathroom, garage and front and rear gardens.



### **Kitchen**

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

A fitted kitchen consisting of wall, base and draw units with work surfaces over, ceramic sink and half and drainer, electric oven and grill, electric hob, extractor hood, glass splash back, integrated dishwasher, plumbing for washing machine, fitted electric blinds, spotlights to the ceiling, front entrance door and a UPVC double glazed window to the front aspect.

### **Lounge**

18' 9" x 13' 7" ( 5.71m x 4.14m )

With a UPVC double glazed window to the rear, French doors into the conservatory, stairs to the first floor and a gas central heating radiator.

### **Conservatory**

11' 9" x 16' 5" ( 3.58m x 5.00m )

With UPVC construction, sliding patio doors into rear garden, tiled flooring and made to measure blinds.

### **Landing**

With access to the loft, airing cupboard, gas central heating radiator and a UPVC double glazed window to the side aspect.

### **Bedroom One**

11' 7" x 12' 6" ( 3.53m x 3.81m )

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

### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle, tiled walls, gas central heating radiator and a UPVC double glazed window to the front aspect.

### **Bedroom Two**

9' 5" x 10' 6" ( 2.87m x 3.20m )

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

### **Bedroom Three**

9' 2" x 7' 4" ( 2.79m x 2.24m )

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 set in a vanity unit, panelled bath with shower over and screen, laminate flooring, chrome heated towel rail and a UPVC double glazed window to the side aspect.

### **Front Garden**

With a driveway to the front, small lawned garden and access down the side to the rear garden.

### **Rear Garden**

A lawned garden, raised patio area and timber fence surround.

### **Garage**

Attached garage with an up and over door.



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## Welcome to

### Willow Bank Drive, Pontefract

- Three Bedroom Detached Home
- Ensuite To Master Bedroom
- Modern Throughout
- Conservatory
- Attached Garage

Tenure: Freehold EPC Rating: D

offers over

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON118059 - 0004

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