

Eastbourne View, Pontefract WF8 2HH

william h brown

Welcome to

Eastbourne View, Pontefract

GUIDE PRICE £140,000 - £150,000 Two bedroom semi-detached home offered with NO ONWARD CHAIN! Off street parking, outdoor storage and a fully enclosed garden to the rear. Perfect for buy to let investors or first time buyers.

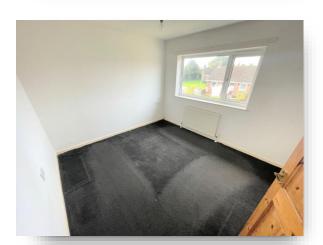












Entrance Hallway

With stairs to the first floor, storage cupboard housing the fuse box and a gas central heating radiator. Access into the lounge.

Lounge

11' 10" x 12' 1" (3.61m x 3.68m)

With a UPVC double glazed window to the front aspect, electric fire, open to dining area and a gas central heating radiator.

Dining Room

7' 8" x 9' 2" (2.34m x 2.79m)

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

Kitchen

7' 9" x 7' 11" (2.36m x 2.41m)

A kitchen consisting of base units with work surfaces over, stainless steel sink, extractor fan, a gas central heating radiator, UPVC double glazed window to the rear aspect, two good size storage cupboards, and a door to the side leading into the rear garden.

Landing

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

Bedroom One

9' 11" x 12' 2" max (3.02m x 3.71m max)

With a UPVC double glazed window to the rear aspect, storage cupboard housing boiler, additional storage cupboard with a double glazed window to the side, and a gas central heating radiator.

Bedroom Two

10' \times 10' (3.05m \times 3.30m) With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

Bathroom

A three piece suite consisting of a low level flush WC, wash hand basin, panel bath with twin taps, extractor fan, part tiled, chrome heated towel rail and a double glazed window to the rear aspect.

Front Garden

Driveway providing ample off street parking and a laid to lawn garden.

Rear Garden

Fully enclosed garden with fenced boundaries and patio area. Outhouse ideal for storage.





Welcome to

Eastbourne View, Pontefract

- ***GUIDE PRICE £140,000 £150,000***
- Two Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Driveway
- In Need Of Modernisation

Tenure: Freehold EPC Rating: C

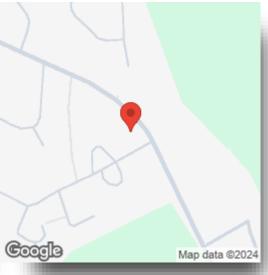
quide price

£140,000 - £150,000









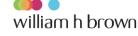
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON118030



Property Ref: PON118030 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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) 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 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.







01977 791406



Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk

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.