



Heather Drive, Pontefract WF8 2FJ

Welcome to

Heather Drive, Pontefract

GUIDE PRICE £330,000 - £340,000 Four bedroom detached. Stunning interior and is set to show home standard. Popular modern development. DOUBLE DRIVEWAY with a DETACHED GARAGE. Contemporary gardens.



Entrance Hall

A front entrance door, storage cupboard, stairs to the first floor and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, gas central heating radiator, extractor fan and a UPVC double glazed window to the front aspect.

Lounge

15' 11" x 11' 1" (4.85m x 3.38m)

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

Kitchen/ Diner

12' 7" x 19' 8" (3.84m x 5.99m)

A fitted kitchen consisting of high gloss wall and base units with work surfaces over, double oven, gas hob with stainless steel splash back and extractor hood over, integrated appliances; fridge freezer, dishwasher, washing machine and tumble dryer. Two gas central heating radiators, French doors to the rear aspect and a UPVC window to the rear aspect.

Landing

With a storage cupboard housing the water tank.

Bedroom One

12' 10" max x 11' 4" max (3.91m max x 3.45m max)

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

Ensuite

A suite consisting of a low level flush WC, wash hand basin with splash back, shower, tiled walls, spot lights to the ceiling and a gas central heating radiator.

Bedroom Two

10' x 7' (3.05m x 2.13m)

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

Bedroom Three

9' 4" x 10' 6" (2.84m x 3.20m)

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

Bedroom Four

6' 9" x 10' 1" (2.06m x 3.07m)

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 with splash back, bath with shower head and splash back to wall, spot lights to the ceiling and a UPVC double glazed frosted window to the side aspect.

Front Garden

With driveway to the side, access to the garage, small lawn, EV port and side gate to rear garden.

Rear Garden

A flagged patio with artificial lawned areas, timber fence surround with a side gate to the driveway.

Additional Information

12 Solar panels to the rear and CCTV.



view this property online williamhbrown.co.uk/Property/PON117439



Welcome to

Heather Drive, Pontefract

- ***GUIDE PRICE £330,000 - £340,000***
- Four Bedroom Detached Home
- Downstairs WC
- Ensuite To Master Bedroom
- Driveway And Detached Garage

Tenure: Freehold EPC Rating: A

guide price

£330,000 - £340,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PON117439](https://www.williamhbrown.co.uk/Property/PON117439)



Property Ref:
PON117439 - 0004

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.

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.



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)