



The Orchard, Pontefract WF8 3RS

Welcome to

The Orchard, Pontefract

A SPACIOUS FOUR BEDROOM SEMI-DETACHED HOME, LOCATED IN CARLETON, THE SOUTH SIDE OF PONTEFRACT. OFFERED WITH NO ONWARD CHAIN!!! A FABULOUS OPPORTUNITY FOR A BUYER TO PUT THEIR OWN ON STAMP ON A PROPERTY. DOUBLE GARAGE, BEAUTIFUL REAR GARDEN, VERSATILE LAYOUT!!!



Front Entrance

With a UPVC front entrance door, vinyl flooring and a gas central heating radiator.

Entrance Hall

With a UPVC double glazed front garage door with side glass panels, storage cupboard housing the boiler and a gas central heating radiator.

Shower Room

A suite consisting of a low level flush WC, wash hand basin, walk in shower cubicle, tiled walls and flooring and a UPVC double glazed window to the front aspect.

Study/ Bedroom Four

9' 11" x 8' 11" (3.02m x 2.72m)

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

Lounge

27' 1" x 11' 11" (8.26m x 3.63m)

With a UPVC double glazed window to the front aspect, UPVC double glazed patio doors to the rear, fire surround with gas fire and two gas central heating radiators.

Kitchen

10' 5" x 8' 10" (3.17m x 2.69m)

A fitted kitchen consisting of wall, base and draw units with work surfaces over, gas hob, electric oven, extractor fan, plumbing for dishwasher, space for free standing fridge freezer, tiled walls, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Utility Room

11' 2" max x 6' 8" (3.40m max x 2.03m)

With a UPVC double glazed window to the rear aspect, plumbing for washing machine, space for tumble dryer, tiled walls and splash back, base cupboards, sink and drainer and vinyl floor covering.

Landing

A shelved storage cupboard.

Bedroom One

10' 4" x 12' (3.15m x 3.66m)

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

Bedroom Two

9' 7" x 12' (2.92m x 3.66m)

With a UPVC double glazed window to the rear aspect, built in wardrobe, storage in the eaves and a gas central heating radiator.

Bedroom Three

6' x 6' (1.83m x 1.83m)

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, panelled bath with electric shower over and screen, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Front Garden

With a double driveway and double detached garage to the side of the property, lawned garden to the front and a side gate giving access to the rear garden.

Rear Garden

A lawned garden, patio seating rear and timber fence surround.



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Welcome to

The Orchard, Pontefract

- ***GUIDE PRICE £290,000 - 300,000***
- Four Bedroom Semi-Detached Home
- Downstairs Shower Room
- Spacious Rooms Throughout
- Detached Double Garage

Tenure: Freehold EPC Rating: Awaited

guide price

£290,000 - £300,000



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Property Ref:
PON118303 - 0003

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Please note the marker reflects the
postcode not the actual property