

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" ($3.02m \times 2.72m$) 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' ($3.15m \times 3.66m$) 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 eves and a gas central heating radiator.

Bedroom Three

 $6' \times 6'$ (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.





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**





view this property online williamhbrown.co.uk/Property/PON118303



Property Ref:

PON118303 - 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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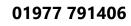
Ground Floor



postcode not the actual property

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