



**Box Lane, Pontefract WF8 2JW**



***Welcome to***

**Box Lane, Pontefract**

\*\*\*GUIDE PRICE £160,000 - £170,000\*\*\* Attractive well presented three bedroom mid townhouse in walking distance of Pontefract town centre. Ideal for a family or couple. Garage & garden. Viewing highly recommended.



### **Entrance Hall**

With a front entrance door, stairs to the first floor, a gas central heating radiator and door leading into the lounge/ dining room.

### **Lounge/ Dining Room**

26' 1" x 9' 10" max ( 7.95m x 3.00m max )

With a UPVC double glazed window to the front aspect, gas fire and surround, two gas central heating radiators, a door into the kitchen and UPVC double glazed French doors leading into the rear garden.

### **Kitchen**

13' 7" x 7' 2" ( 4.14m x 2.18m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, space for cooker, space and plumbing for washing machine, fridge freezer, sink and drainer, tiled flooring, gas central heating radiator and a rear door.

### **Landing**

With access to the boarded loft with access to the boiler.

### **Bedroom One**

14' 4" x 9' ( 4.37m x 2.74m )

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

### **Bedroom Two**

9' 5" x 9' ( 2.87m x 2.74m )

With a UPVC double glazed window to the rear aspect, large fitted wardrobe, laminate flooring and a gas central heating radiator.

### **Bedroom Three**

9' 3" x 6' ( 2.82m x 1.83m )

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

### **Bathroom**

A white suite consisting of a low level flush WC, wash hand basin, bath with shower over, vinyl flooring, gas central heating radiator and a UPVC double glazed window to the rear aspect.

### **Rear Garden**

A fully enclosed garden, part gravel, part block paved, separate land outside back gate for the bins.



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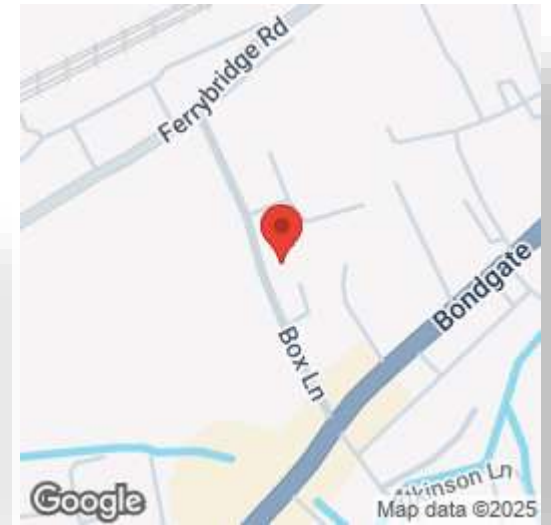
## **Box Lane, Pontefract**

- \*\*\*GUIDE PRICE £160,000 - £170,000\*\*\*
- Three Bedroom Mid-Town House
- Close To Town Centre
- Lounge Diner With Double Doors To Garden
- Separate Garage

Tenure: Freehold EPC Rating: C

guide price

**£160,000 - £170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON118355 - 0007

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