



Conqueror Way, Pontefract WF8 2YJ

Welcome to

Conqueror Way, Pontefract

GUIDE PRICE £340,000 - £350,000 Spacious lounge and large kitchen diner with access to rear garden and outdoor kitchen area. Four well-proportioned bedrooms, family bathroom, private en-suite and downstairs WC. There is also a double driveway and integrated garage. Viewing is recommended!



Entrance Hall

With a composite front entrance door, access to WC, open to the kitchen, tiled flooring, under stairs storage cupboard and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, spot lights to the ceiling, part tiled, a gas central heating radiator and a UPVC double glazed window to the front aspect.

Lounge

14' 2" x 10' 3" (4.32m x 3.12m)

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

Kitchen Diner

21' 11" x 10' 1" (6.68m x 3.07m)

A fitted kitchen consisting of wall, base and draw units with work surfaces over, stainless steel sink and drainer, integrated oven, microwave, cooker hood, fridge freezer, dishwasher, island unit, spot lights to the ceiling, tiled flooring and a gas central heating radiator.

Landing

With a gas central heating radiator, storage cupboard housing the boiler and access to the loft.

Bedroom One

14' 5" x 10' 2" (4.39m x 3.10m)

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

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, part tiled walls and tiled flooring.

Bedroom Two

12' 6" x 10' 3" max (3.81m x 3.12m max)

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

Bedroom Three

9' 6" x 10' 2" (2.90m x 3.10m)

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

Bedroom Four

6' 7" x 10' 4" (2.01m x 3.15m)

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, bath with shower over, spot lights to the ceiling, fully tiled and a UPVC double glazed window to the side aspect.

Front Garden

With a small buffer garden and a double driveway.

Rear Garden

With Indian stone paving, lawn, outdoor kitchen with electrics and a timber fence surround.

Garage

Integral, with an up and over door and electric.



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Welcome to

Conqueror Way, Pontefract

- ***GUIDE PRICE £340,000 - £350,000***
- Four Bedroom Detached Home
- Ensuite To Master Bedroom
- Downstairs WC
- Double Driveway And Attached Garage

Tenure: Freehold EPC Rating: B

guide price

£340,000 - £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON118437 - 0003

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