



**Broughton Road, Pontefract WF8 2GR**



**welcome to**

**Broughton Road, Pontefract**

**\*\*\*GUIDE PRICE £350,000-£360,000\*\*\*A WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME LOCATED IN PONTEFRACT. SPACIOUS ROOMS THROUGHOUT, DOWNSTAIRS WC & UTILITY AREA. DRIVEWAY AND GARAGE PROVIDING AMPLE OFF STREET PARKING, READY TO MOVE INTO!!!! STAMP DUTY CONTRIBUTION OF 50% FROM THE VENDOR!**



### **Entrance Hall**

With a composite front entrance door, under stairs storage cupboard, tiled flooring and a gas central heating radiator.

### **Dining Kitchen**

11' 8" x 20' 2" ( 3.56m x 6.15m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric oven, electric induction hob, glass splash backs, extractor fan, integrated wine fridge, dish washer, a bowl and half sink and drainer, breakfast bar, cupboard housing the boiler, tiled flooring, spot lights to the ceiling, under plinth spot lights, two gas central heating radiators and two UPVC double glazed windows to the sides and one to the front aspect with made to measure blinds.

### **Wc**

With a low level flush WC, wash hand basin, tiled flooring and a gas central heating radiator.

### **Lounge**

10' 5" x 20' 3" ( 3.17m x 6.17m )

With UPVC double glazed window to the front aspect, laminate flooring, gas central heating radiator and two French doors to the rear.

### **Rear Entrance Porch**

With wall and base units, plumbing for washing machine and tiled flooring.

### **Landing**

With a cupboard housing the hot water tank, spot lights to the ceiling and access to the loft.

### **Bedroom One**

11' 9" x 11' 1" ( 3.58m x 3.38m )

With a UPVC double glazed window to the front aspect and fitted wardrobes. Access into the ensuite.

### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin, fully tiled walls, spot lights to the ceiling, chrome heated towel rail and a UPVC double glazed window to the side aspect.

### **Bedroom Two**

10' 7" x 11' 1" ( 3.23m x 3.38m )

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

### **Bedroom Three**

9' 3" x 8' 8" ( 2.82m x 2.64m )

With two UPVC double glazed windows to the front aspect and rear aspect.

### **Bedroom Four**

8' 9" x 9' 2" ( 2.67m x 2.79m )

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

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower attached, chrome heated towel rail, fully tiled and a UPVC double glazed window to the front aspect.

### **Front Garden**

With a driveway, electric car charging port and detached garage to the side set on a corner plot.

### **Rear Garden**

A contemporary private garden, patio seating area, summer house and stone wall boundary.



**view this property online** [williamhbrown.co.uk/Property/PON118561](http://williamhbrown.co.uk/Property/PON118561)



welcome to

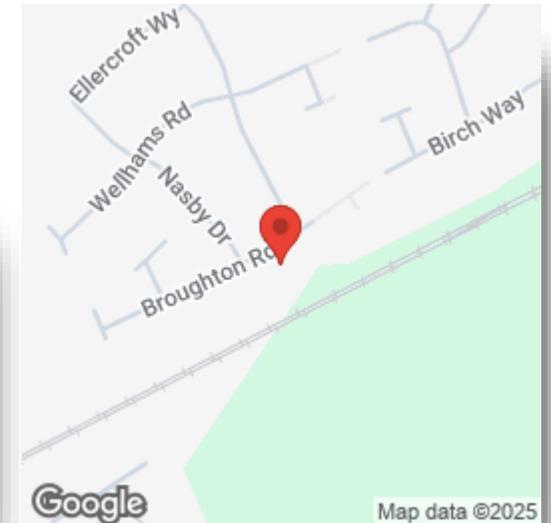
## Broughton Road, Pontefract

- \*\*\*GUIDE PRICE £350,000-£360,000\*\*\*
- Stamp Duty Contribution Of 50% From The Vendor
- Downstairs WC
- Ensuite To Master Bedroom
- Detached Garage & Driveway

Tenure: Freehold EPC Rating: A  
Council Tax Band: E

guide price

**£350,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williambrown.co.uk/Property/PON118561](https://www.williambrown.co.uk/Property/PON118561)



Property Ref:  
PON118561 - 0007

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@williambrown.co.uk](mailto:Pontefract@williambrown.co.uk)



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



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