



**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.



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## **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

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Property Ref:  
PON118561 - 0007

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