

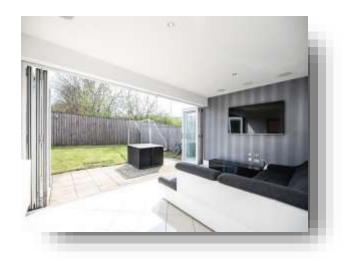
Edward Mews, Pontefract WF8 4SR

Welcome to

Edward Mews, Pontefract

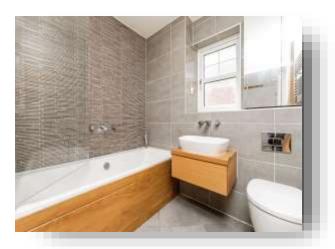
FOUR BEDROOM DETACHED EXTENDED FAMILY HOME LOCATED IN PONTEFRACT WITH NO ONWARD CHAIN. SPACIOUS ROOMS THROUGHOUT, OFF STREET PARKING AND A PRIVATE REAR GARDEN. THREE RECEPTION ROOMS, DOWNSTAIRS WC AND UTILITY. MUST BE VIEWED!!!!













Entrance Hall

With a composite front entrance door with side glass panels, tiled flooring and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, UPVC double glazed window to the side aspect, fully tiled and spot lights to the ceiling.

Lounge

16' 2" x 9' 8" (4.93m x 2.95m)

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

Dining Room/Living Room

11' 3" x 17' 2" (3.43m x 5.23m)

Bi-Fold doors to the rear, tiled flooring, spot light to the ceiling and a gas central heating radiator.

Reception Room

18' 8" x 9' 8" (5.69m x 2.95m)

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

Kitchen Area

16' 9" x 13' 9" (5.11m x 4.19m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, integrated fridge freezer, dishwasher, built in microwave, a bowl and half stainless steel sink and drainer, tiled flooring, under stairs storage cupboard, gas hob, extractor fan, spot lights to the ceiling, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Utility Room

5' 2" x 6' 5" (1.57m x 1.96m)

With wall, base and drawer units with work surfaces over, plumbing for washing machine, tiled flooring and spot lights to the ceiling.

Landing

With a UPVC double glazed window to the font aspect, cupboard housing the boiler and hot water tank, loft hatch and a gas central heating radiator.

Bedroom One

11' 9" x 13' 1" (3.58m x 3.99m)

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

Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle, part tiled to walls, tiled flooring, chrome heated towel rail and a UPVC double glazed window to the side aspect.

Bedroom Two

12' 6" x 9' 3" (3.81m x 2.82m)

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

Bedroom Three

12' 6" x 9' 3" (3.81m x 2.82m)

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

Bedroom Four

10' 3" x 9' 4" (3.12m x 2.84m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath with shower screen, part tiled to walls, tiled flooring, chrome heated towel rail and a UPVC double glazed window to the side aspect.

Rear Garden

A lawned garden with patio seating area, timber fenced surround and access down the side.





Welcome to

Edward Mews, Pontefract

- Four Bedroom Detached Home
- No Onward Chain
- Downstairs WC
- Three Reception Rooms & Utility Room
- Ensuite To Master Bedroom

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 299 years from 19 Dec 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

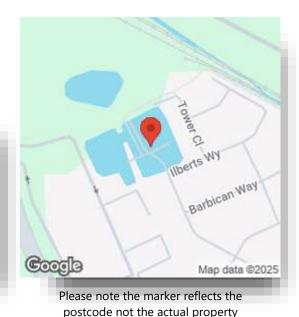
offers over

£365,000









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Property Ref: PON118568 - 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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