



Willow Bank Drive, Pontefract WF8 2WQ

Welcome to

Willow Bank Drive, Pontefract

GUIDE PRICE £270,000 - £280,000 three bedroom detached family home. A bright kitchen/diner, lounge, and family room with bifold doors create inviting spaces. The master bedroom boasts an ensuite, while a stylish bathroom serves the others. With a private garden, garage, and driveway!



Entrance Hall

With a front entrance door, tiled flooring and a UPVC double glazed window to the side aspect.

Kitchen

12' 3" x 12' 4" (3.73m x 3.76m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, ceramic sink and drainer, integrated gas hob, two electric ovens with extractor hood, microwave, fridge freezer, washing machine, island unit, tiled flooring, spot lights to the ceiling, gas central heating radiator and a UPVC double glazed window to the front aspect.

Inner Hall

With stairs to the first floor, access to the WC, kitchen, lounge and garage.

Wc

with a low level flush WC, wash hand basin, extractor fan, oak flooring, spot lights to the ceiling and a gas central heating radiator.

Lounge

20' 5" x 9' 7" (6.22m x 2.92m)

With a UPVC double glazed window to the rear aspect, oak flooring, under stairs cupboard and two gas central heating radiator and open to the conservatory.

Conservatory

20' 5" x 8' 3" (6.22m x 2.51m)

With three sky lights, spot lights to the ceiling, bifold doors into the rear garden, oak flooring and two gas central heating radiators.

Landing

With access to the loft, storage cupboard and a UPVC double glazed window to the side aspect.

Bedroom One

7' 10" x 14' 9" max (2.39m x 4.50m max)

With a UPVC double glazed window to the rear aspect, fitted wardrobes 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, tiled walls, towel rail and a UPVC double glazed window to the rear.

Bedroom Two

11' 1" x 8' 4" (3.38m x 2.54m)

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

Bedroom Three

9' 8" x 6' 5" (2.95m x 1.96m)

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

Bathroom

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

Front Garden

Driveway, a small lawn and access to the rear.

Rear Garden

A paved patio seating area, lawned garden and access to the front.

Vendors Notes

The property has just had all new central heating, with smart heating control as well as solar panels and storage battery.



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Willow Bank Drive, Pontefract

- ***GUIDE PRICE £270,000 - £280,000***
- Three Bedroom Detached Home
- Ensuite To The Master Bedroom
- Downstairs WC
- Driveway And Garage

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

guide price

£270,000 - £280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118672 - 0005

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