



**St. Giles Mount, Pontefract WF8 4BJ**

***Welcome to***

**St. Giles Mount, Pontefract**

\*\*\*GUIDE PRICE £140,000 - £150,000\*\*\* This well-presented three-bedroom terraced home in Pontefract features a spacious lounge with patio doors to a lovely rear garden, a kitchen/diner, and an entrance porch. With a private driveway and great location, it's perfect for comfortable living.



### **Entrance Hall**

With a front entrance door.

### **Lounge**

16' 6" x 12' 7" ( 5.03m x 3.84m )

With a double door to the rear, electric fire with surround, gas central heating radiator and a UPVC double glazed window to the front aspect.

### **Kitchen/ Diner**

16' 6" x 9' 8" ( 5.03m x 2.95m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, stainless steel sink and drainer, electric oven, gas hob, extractor hood, microwave, integrated fridge freezer, space for washing machine and tumble dryer, under cabinet heaters, under lights, vinyl flooring, gas central heating radiator and a UPVC double glazed window to the rear aspect.

### **Rear Entrance**

Vinyl flooring and an under stairs storage cupboard.

### **Landing**

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

### **Bedroom One**

16' 6" x 9' 9" ( 5.03m x 2.97m )

With two UPVC double glazed windows to the front and rear aspect and a gas central heating radiator.

### **Bedroom Two**

9' 2" x 8' 11" ( 2.79m x 2.72m )

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

### **Bedroom Three**

9' 2" x 6' 10" ( 2.79m x 2.08m )

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

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, bath with shower over, towel radiator, spot lights to the ceiling, extractor fan, fully tiled and a UPVC double glazed window to the front aspect.

### **Front Garden**

Driveway and wall surround.

### **Rear Garden**

Lawned garden, rear access from shared access, two wood sheds, patio area and fencing surround.



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## **St. Giles Mount, Pontefract**

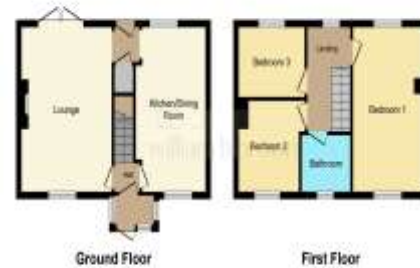
- \*\*\*GUIDE PRICE £140,000 - £150,000\*\*\*
- Three Bedroom Mid-Town House
- Driveway
- Local Amenities
- Short Distance From Pontefract Town Centre

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£140,000 - £150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON118775 - 0002

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