

Saxon Mount, South Kirkby Pontefract WF9 3JQ



Welcome to

Saxon Mount,

Three bedroom end-terraced – No Chain, Move-In Ready! Located in South Kirkby, this home offers a spacious living room, kitchen, and downstairs bathroom. Upstairs, three bedrooms provide ample space. On-street parking and an extensive rear garden complete this fantastic opportunity.













Entrance Hall

With a UPVC double glazed front entrance door and a gas central heating radiator.

Lounge

14' 3" x 13' 2" ($4.34m \times 4.01m$) With a UPVC double glazed window to the front aspect, under stairs storage cupboard with a window to the side and a gas central heating radiator.

Kitchen

11' 4" x 9' 5" (3.45m x 2.87m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, a bowl and half sink and drainer, double electric oven, electric hob, extractor fan, free standing fridge freezer, free standing washing machine, vinyl floor covering, rear stable door and a UPVC double glazed window to the rear aspect.

Landing

With a UPVC double glazed window to the side aspect.

Bedroom One

12' 9" x 11' 8" ($3.89m\ x\ 3.56m$) With a UPVC double glazed window to the front aspect, storage cupboard and a gas central heating radiator.

Bedroom Two

9' 2" x 11' 7" (2.79m x 3.53m) With a UPVC double glazed window to the rear aspect, cupboard housing the boiler and a gas central heating radiator.

Bedroom Three

7' 1" x 6' 10" ($2.16m \times 2.08m$) With a UPVC double glazed window to the rear 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, tiled bath, chrome heated towel rail, part tiled to walls, porcelain tiled flooring and a UPVC double glazed window to the side aspect.

Rear Garden

A very large rear garden neatly laid to lawn, timber fence surround and privet edging and a brick built out building.





Welcome to

Saxon Mount, South Kirkby Pontefract

- Three Bedroom End-Terrace Home
- NO ONWARD CHAIN
- Newly Fitted Kitchen & Bathroom
- Large Rear Garden
- Deceptively Spacious

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

£140,000





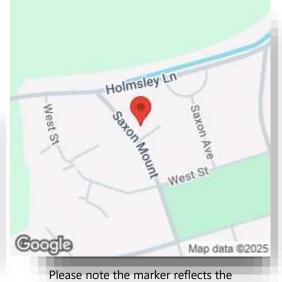
view this property online williamhbrown.co.uk/Property/PON118774



Property Ref: PON118774 - 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.

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.

Former First Floor



postcode not the actual property

william h brown



01977 791406



Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk