

Linden Terrace, Pontefract WF8 4AE

Welcome to

Linden Terrace, Pontefract

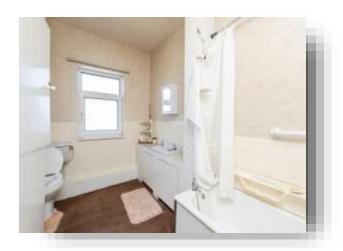
GUIDE PRICE £220,000 - £230,000 Spacious three bedroom three story semi-detached house. Lounge, dining room, kitchen, cellar, off street parking and a generous rear garden. Close to local amenities, schools and major motorways. In need of modernisation.













Entrance Hall

With a front entrance door, under stairs storage and a gas central heating radiator.

Lounge

13' 11" x 13' 9" (4.24m x 4.19m)

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

Dining Room

14' 11" x 11' 5" (4.55m x 3.48m)

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

Kitchen

11' 2" max x 11' 7" (3.40m max x 3.53m)

A fitted kitchen consisting of wall and base units with work surfaces over, space for oven, washing machine, fridge freezer, vinyl flooring and a rear door.

Landing

With a window to the front aspect.

Bedroom One

15' 1" x 13' 11" (4.60m x 4.24m)

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

Bedroom Two

15' 10" x 13' 8" (4.83m x 4.17m)

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

Bedroom Three

20' 11" x 15' 10" (6.38m x 4.83m)

With two UPVC double glazed windows to the side aspects, part tiled and two gas central heating radiators.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath, airing cupboard, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Rear Garden

Access from the side, an enclosed lawn, paved patio seating area and a wall surround.





Welcome to

Linden Terrace, Pontefract

- ***GUIDE PRICE £220,000 £230,000***
- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- In Need Of Modernisation Throughout
- Driveway

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

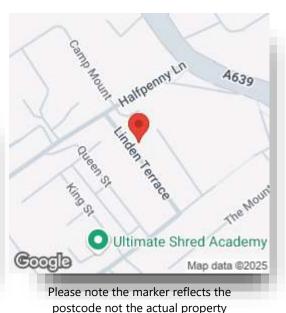
guide price

£220,000 - £230,000









view this property online williamhbrown.co.uk/Property/PON118642



Property Ref: PON118642 - 0002 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 quidance 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.



Pontefract@williamhbrown.co.uk



william h brown

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



williamhbrown.co.uk

01977 791406

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.