



Longwall Road, Pontefract WF8 4SW

Welcome to

Longwall Road, Pontefract

GUIDE PRICE £300,000 - £310,000This stylish four bedroom, three storey semi-detached home in the sought after Harron Homes development boasts open-plan living, a Juliet balcony, ensuite to master, a low-maintenance rear garden, driveway, and garage-ideal for modern family living in Pontefract.



Entrance Hall

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

Cloakroom

With a low level flush WC, wash hand basin, fully tiled and a gas central heating radiator.

Kitchen

29' 7" x 15' 6" (9.02m x 4.72m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, gas hob, electric oven, extractor fan, integrated washing machine, dishwasher, tiled splash back, tiled flooring, spot lights to the ceiling, two wall mounted radiators, French doors to the rear and a UPVC double glazed window to the side and two windows to the front aspect.

Landing

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

Living Room

16' 10" x 11' 8" (5.13m x 3.56m)

With French doors to the Juliet balcony and a UPVC double glazed window to the rear and a gas central heating radiator.

Bedroom One

9' 8" x 16' 3" (2.95m x 4.95m)

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

Ensuite

A suite consisting of a low level flush WC, wash hand basin, walk in shower cubicle, fully tiled, gas central heating radiator and a UPVC double glazed window to the side aspect.

Second Floor Landing

With a sky light to the front and two storage cupboards.

Bedroom Two

8' 7" x 11' 9" (2.62m x 3.58m)

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

Bedroom Three

11' 5" x 8' 9" (3.48m x 2.67m)

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

Bedroom Four

11' 4" x 6' 8" (3.45m x 2.03m)

With a window to the rear aspect, spot lights to the ceiling and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, panelled bath, fully tiled and a UPVC double glazed window to the side aspect.

Exterior

The property has a driveway large enough to fit multiple cars and a garage. To the rear of the property is a fully enclosed easy to maintain garden ideal for entertaining.



view this property online williamhbrown.co.uk/Property/PON118658



Welcome to

Longwall Road, Pontefract

- ***GUIDE PRICE £300,000 - £310,000***
- Four Bedroom Semi-Detached Home
- Downstairs WC
- Ensuite To Master Bedroom
- Three Storey Living

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

guide price

£300,000 - £310,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PON118658](https://www.williamhbrown.co.uk/Property/PON118658)



Property Ref:
PON118658 - 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.



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)