

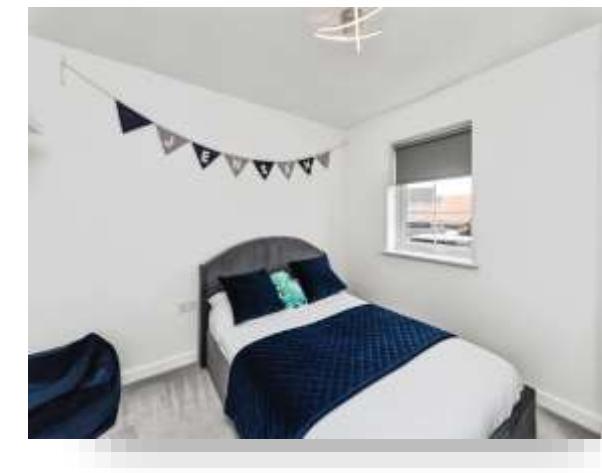
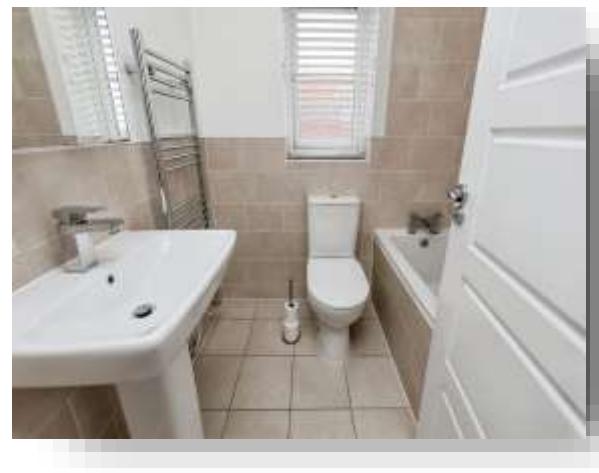
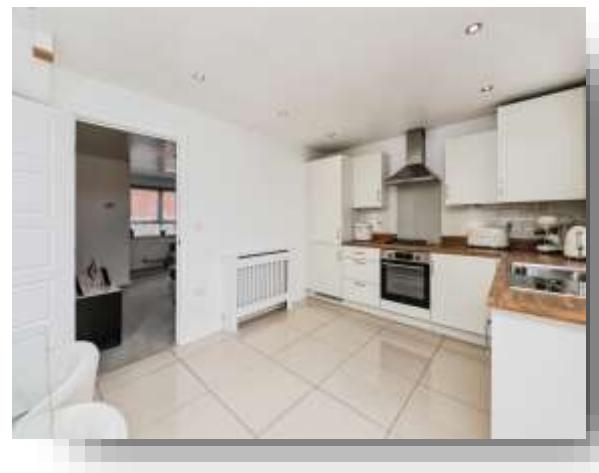
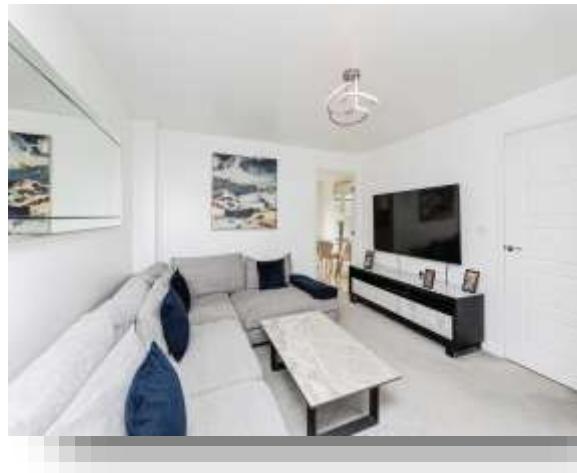


**Monckton Road, Pontefract WF8 2FN**

**Welcome to**

## **Monckton Road, Pontefract**

\*\*\*GUIDE PRICE £230,000 - £240,000\*\*\* Located in a popular Pontefract development, this modern three bedroom semi-detached home offers a spacious living room, kitchen diner with patio doors, ensuite master, double driveway, enclosed garden, and an outbuilding with power—ideal for an office.



## **Entrance Hall**

With a front entrance door, tiled flooring and a gas central heating radiator.

## **Wc**

With a low level flush WC, wash hand basin, tiled flooring and part tiled walls, extractor fan and a gas central heating radiator.

## **Lounge**

16' 2" x 11' 9" max ( 4.93m x 3.58m max )

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

## **Kitchen**

10' 5" x 15' ( 3.17m x 4.57m )

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, integrated fridge freezer, electric oven, gas hob, dishwasher, washing machine, extractor hood, under stairs storage, cupboard housing the boiler, tiled flooring, spot lights, glass splash back, part tiling, a gas central heating radiator, UPVC double glazed window to the rear and a double door to the rear.

## **Landing**

With access to the loft, storage cupboard and a gas central heating radiator.

## **Bedroom One**

13' 9" max x 8' 5" ( 4.19m max x 2.57m )

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

## **Ensuite**

A suite consisting of a low level flush WC, wash hand basin, walk in shower, part tiled to walls, tiled flooring, towel radiator and an extractor fan.

## **Bedroom Two**

8' 6" x 10' 2" ( 2.59m x 3.10m )

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

## **Bedroom Three**

8' 9" x 6' 3" ( 2.67m x 1.91m )

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, bath, part tiled to walls, tiled flooring, towel radiator, extractor fan and a UPVC double glazed window to the rear aspect.

## **Front Garden**

With a double driveway for ample off street parking.

## **Rear Garden**

With access from the side, wooden fence, outdoor tap, part paved, enclosed garden and outdoor electrics.

## **Outbuilding**

Office space, double doors with wooden built blinds, electrics and a UPVC double glazed window to the side.



***view this property online*** [williamhbrown.co.uk/Property/PON118813](http://williamhbrown.co.uk/Property/PON118813)



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## Monckton Road, Pontefract

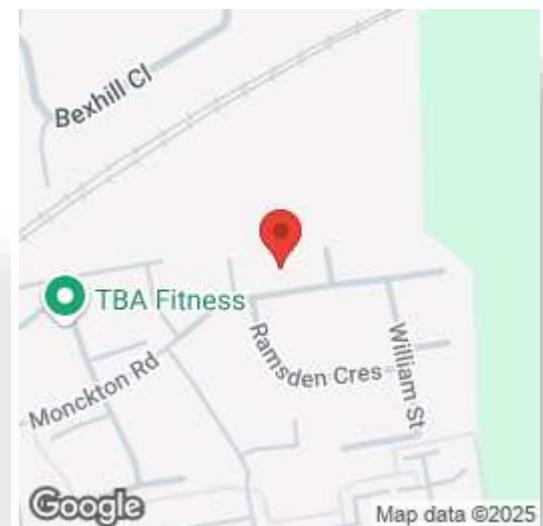
- \*\*\*GUIDE PRICE £230,000 - £240,000\*\*\*
- Three Bedroom Semi-Detached Home
- Downstairs WC
- Ensuite To Master Bedroom
- Double Driveway

Tenure: Freehold EPC Rating: A

Council Tax Band: C

guide price

**£230,000 – £240,000**



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Property Ref:  
PON118813 - 0003

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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.

Please note the marker reflects the postcode not the actual property



**01977 791406**



Pontefract@williamhbrown.co.uk



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



**williamhbrown.co.uk**