

Providence Green, Pontefract WF8 1ST

welcome to

Providence Green, Pontefract

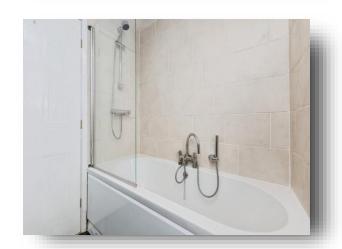
OFFERS OVER £210,000 This three bedroom semi-detached home in Pontefract features a kitchen diner with patio doors, downstairs WC, enclosed rear garden, side driveway with off-street parking, and is offered with no onward chain—ideal for families or investors.













Entrance Hall

With a UPVC double glazed front entrance door, window to the side and a gas central heating radiator.

Wc

With a UPVC double glazed window to the front aspect, low level flush WC, wash hand basin set in a vanity unit and a gas central heating radiator.

Lounge

14' 5" x 16' (4.39m x 4.88m)

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

Dining Kitchen

14' 7" x 8' 4" (4.45m x 2.54m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric oven and electric hob, extractor fan, plumbing for washing machine, space for free standing fridge freezer, laminate flooring, glass splash back, stainless steel sink and drainer, gas central heating radiator, storage cupboard, French doors to the rear and a UPVC double glazed window to the rear aspect.

Landing

With access to the loft and a UPVC double glazed window to the side aspect.

Bedroom One

13' 5" x 8' 7" (4.09m x 2.62m)

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

Bedroom Two

8' 6" x 11' 7" (2.59m x 3.53m)

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

Bedroom Three

10' 11" x 5' 8" (3.33m x 1.73m)

With a UPVC double glazed window to the front aspect, cupboard housing the combi boiler and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with mixer taps and shower screen, vinyl flooring covering, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

Rear Garden

A lawned garden, patio seating area, timber fence surround and a garden shed.





welcome to

Providence Green, Pontefract

- ***OFFERS OVER £210,000***
- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Downstairs WC
- Popular Residential Area

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

£210,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON118913



Property Ref: PON118913 - 0004 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.



01977 791406



william h brown

Pontefract@williamhbrown.co.uk



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



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.