



**West Park Homes, Darrington Pontefract WF8 3HY**



***Welcome to***

**West Park Homes, Darrington Pontefract**

Delightful two-bedroom park home in Darrington featuring an open-plan living area, bathroom, entrance hall, lawned gardens, off-street parking for two cars, and a concrete shed. Peaceful location with easy access to village amenities.



**Entrance Porch**

A rear entrance door.

**Entrance Hall**

With laminate flooring and a gas central heating radiator.

**Lounge**

12' 6" x 11' 5" ( 3.81m x 3.48m )

With two UPVC double glazed windows to the front and side aspects,

**Kitchen**

11' 6" x 7' 4" ( 3.51m x 2.24m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, integrated gas hob, electric oven, space for washing machine, fridge, laminate flooring, storage cupboard housing the boiler, a gas central heating radiator, extractor hood and two UPVC double glazed windows to the front and rear aspects.

**Bedroom One**

9' 3" max x 9' 2" to wardrobe ( 2.82m max x 2.79m to wardrobe )

With a UPVC double glazed window to the side aspect, vinyl flooring, fitted wardrobe and a gas central heating radiator.

**Bedroom Two**

7' 11" x 5' 4" ( 2.41m x 1.63m )

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

**Bathroom**

A suite consisting of a low level flush WC, wash hand basin, bath, tiled walls, vinyl flooring and a UPVC double glazed window to the rear aspect.

**Front Garden**

With a block paved driveway, artificial lawn.

**Rear Garden**

A lawned garden with paving and concrete shed.



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## Welcome to

### West Park Homes, Darrington Pontefract

- Two Bedroom Detached Park Home
- Over 55's Development
- Well Presented Throughout
- Driveway
- Close to A1

Tenure: EPC Rating: Exempt  
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

## £77,500



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON118952 - 0008

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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.



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