



**Willow Park, Pontefract WF8 2SZ**



**welcome to**

## **Willow Park, Pontefract**

\*\*\*GUIDE PRICE £140,000 - £150,000\*\*\*Extended two bedroom semi-detached home in Willow Park with open-plan kitchen diner, utility, WC, loft space, garage, summer house, solar panels, and landscaped rear garden. Stylish, energy-efficient home with great indoor-outdoor living and modern features.

### **Entrance Hall**

With a front entrance door, stairs to the first floor and a gas central heating radiator.

### **Wc**

With a low level flush WC, wash hand basin with tiling to splash back, laminate flooring, gas central heating radiator and a UPVC double glazed window to the side aspect.

### **Lounge**

13' 11" x 12' 8" ( 4.24m x 3.86m )

With a UPVC double glazed window to the front aspect, brick fire place with a tiled hearth and large wood burner, back boiler, solid oak flooring and a gas central heating radiator.

### **Kitchen Diner**

17' 9" x 15' 2" ( 5.41m x 4.62m )

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, integrated double oven and grill, induction hob, extractor fan, stainless steel sink with a boiling hot water tap, integrated microwave, down lights under wall mounted cabinets, dishwasher, space for fridge freezer, wine rack, spot lights to the ceiling, cupboard housing the boiler, laminate flooring, UPVC bi-folding doors to the rear and open into the dining area and lounge.

### **Utility Room**

4' 7" x 6' ( 1.40m x 1.83m )

With a UPVC double glazed window to the side aspect, space for washing machine and tumble dryer, under stairs storage and laminate flooring.

### **Landing**

With a UPVC double glazed window to the side aspect, stairs to the loft space, storage cupboard

and a gas central heating radiator.

### **Bedroom One**

12' 10" x 11' 9" ( 3.91m x 3.58m )

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

### **Bedroom Two**

11' 6" x 7' 11" ( 3.51m x 2.41m )

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

### **Loft Space**

11' 6" x 10' 4" ( 3.51m x 3.15m )

fully boarded and decorated, laminate flooring, sky light to the rear, storage to the eaves and a gas central heating radiator.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, bath with shower over and screen, fully tiled walls and flooring, towel radiator and a UPVC double glazed window to the rear aspect.

### **Front Garden**

An easy to maintain garden to the front, brick wall surround with a timber gate to the rear.

### **Rear Garden**

With block paved patio seating area, artificial lawn, concrete block walls and established shrubs.

### **Tandem Garage**

37' 8" x 9' 10" ( 11.48m x 3.00m )

With electrics and manual timber doors.





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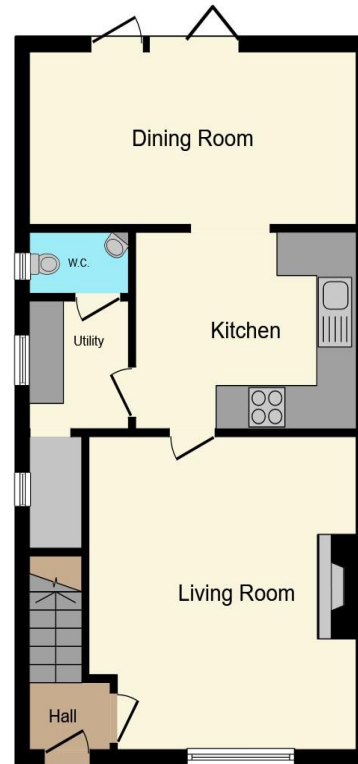
## Willow Park, Pontefract

- \*\*\*GUIDE PRICE £140,000 - £150,000\*\*\*
- Two Bedroom End-Terrace Home
- Utility Room
- Downstairs WC
- Tandem Garage

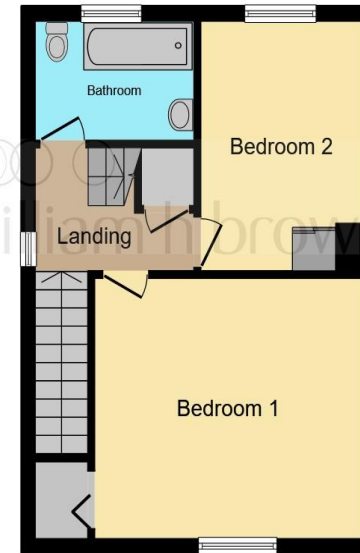
Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

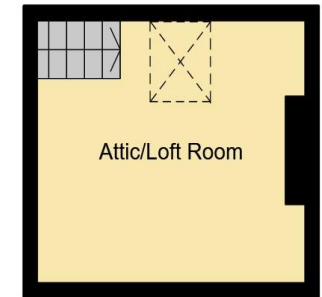
**£140,000**



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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PON118951 - 0006

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