

Providence Green, PONTEFRACT WF8 1ST



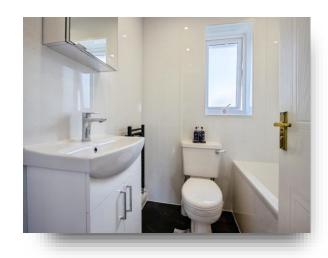
welcome to

Providence Green, PONTEFRACT

Modern three-bedroom semi-detached home in central Pontefract featuring a spacious lounge, kitchen diner with patio doors, downstairs WC, enclosed rear garden with gated access, and ample off-street parking via private driveway. Ideal location and easy maintenance.

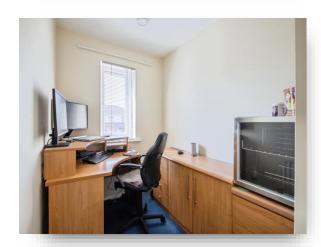












Entrance Hall

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

Wc

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

Lounge

14' 6" x 15' 8" (4.42m x 4.78m)

With a UPVC double glazed window to the front aspect, fire surround with electric fire with tied inset and matching hearth and two gas central heating radiators.

Dining Kitchen

14' 6" x 8' 5" (4.42m x 2.57m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, gas hob, electric oven with extractor fan, sink and drainer, plumbing for washing machine, cupboard housing the boiler, understairs storage cupboard, cupboard housing the boiler, tiled splash back, UPVC French doors and a UPVC double glaze window to the rear aspect.

Landing

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

Bedroom One

13' 4" x 8' 5" (4.06m x 2.57m)

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

Bedroom Two

10' 9" x 8' 7" (3.28m x 2.62m)

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

Bedroom Three

5' 8" x 10' 2" (1.73m x 3.10m)

With a UPVC double glazed window to the front aspect, shelved storage cupboard housing the hot water tank and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath with shower screen attached, vinyl flooring, panelling to walls and ceiling, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Rear Garden

A well enclosed garden with patio seating area, paved down the side, timber gate and a brick wall and timber fence surround. There is gated access to the rear of the garden which leads to the driveway providing ample off street parking.





welcome to

Providence Green, PONTEFRACT

- ***£210,000***
- Three Bedroom Semi-Detached Home
- Downstairs WC
- Off Street Parking
- Family Home

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£210,000









Please note the marker reflects the postcode not the actual property

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Property Ref: PON119019 - 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.



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