



**Providence Green,PONTEFRAC T 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.



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## 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

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