



Water Lane, Pontefract WF8 2JX

Welcome to

Water Lane, Pontefract

GUIDE PRICE £ 170,000 - £180,000 The property comprises of a lounge, dining room, kitchen, sunroom, two double bedrooms, a single bedroom, family bathroom, front and rear gardens, drive and garage.



Entrance Hall/Conservatory

With a front entrance door, UPVC sun room and two doors to the rear.

Hallway

With a door to the front aspect, stair lift and a gas central heating radiator.

Lounge

11' 9" max x 13' (3.58m max x 3.96m)

With a UPVC double glazed window to the front aspect, sliding doors to the dining room, gas fire and a gas central heating radiator.

Dining Room

8' 9" x 10' (2.67m x 3.05m)

With doors to the rear garden and a gas central heating radiator.

Kitchen

9' 11" x 8' 7" (3.02m x 2.62m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, gas hob, electric oven, cooker hood over, composite sink and drainer, vinyl flooring, space for fridge freezer, washing machine, door to the rear aspect and a UPVC double glazed window to the rear aspect.

Landing

With access to the loft and an electric heater.

Bedroom One

11' 3" x 13' max (3.43m x 3.96m max)

With a UPVC double glazed window to the front aspect and a fitted wardrobe.

Bedroom Two

8' 8" x 11' 2" + recess (2.64m x 3.40m + recess)

With a UPVC double glazed window to the rear aspect and a built in wardrobe.

Bedroom Three

6' 10" x 6' 11" (2.08m x 2.11m)

With a UPVC double glazed window to the front aspect and over stairs storage.

Bathroom

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

Front Garden

Driveway, lawned area, part paving, established plants and hedges.

Rear Garden

Lawned and paved, outside WC, double garage and timber fencing surround.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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Welcome to

Water Lane, Pontefract

- ***GUIDE PRICE £ 170,000 - £180,000***
- Three Bedroom Semi-Detached Home
- Driveway And Garage
- Enclosed Gardens
- In Need Of Modernisation

Tenure: Freehold EPC Rating: E
Council Tax Band: B

guide price

£170,000 - £180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118405 - 0002

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.

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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