

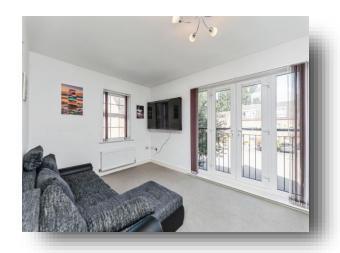
Priory Chase, Pontefract WF8 1TH

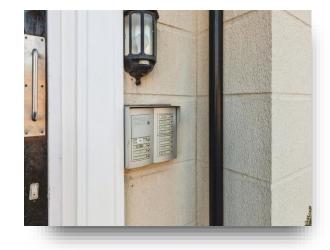
Welcome to

Priory Chase, Pontefract

Stylish two bedroom first-floor flat in Priory Chase, Pontefract. Ensuite master, parking, and shared gardens—modern living in a prime spot.













Entrance Hall

Entered via timber security door, storage cupboard and a gas central heating radiator.

Kitchen/ Lounge Diner

18' 5" x 16' 9" (5.61m x 5.11m)

An L shaped open plan fitted kitchen, lounge and dining area. Full range of wall, base and drawer units with laminate work surfaces over, gas hob, electric oven, extractor fan, stainless steel splash back, a bowl and half stainless steel sink and drainer with mixer tap, vinyl floor, integrated washing machine, French doors with side glass panels, Juliet balcony and a UPVC double glazed window to the front.

Bedroom One

14' \times 10' 5" ($4.27m \times 3.17m$) With UPVC double glazed French doors with side glass panels with a Juliet balcony to the front.

Ensuite

A suite consisting of a walk in shower cubicle, low level flush WC, wash hand basin, tiled splash back, extractor fan and a gas central heating radiator.

Bedroom Two

11' \times 10' (3.35m \times 3.05m) With a UPVC double glazed window to the front aspect and gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath with shower over and screen, tiled in shower, tiling to splash back, spot lights to the ceiling and vinyl flooring.

Rear Garden

Communal garden area, secure gated access and allocated parking space.





welcome to

Priory Chase, Pontefract

- Two Bedroom Apartment
- First Floor Accommodation
- Ensuite To Master Bedroom
- Allocated Parking Space
- Communal Gardens

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jul 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON118874



Property Ref: PON118874 - 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.

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