



Kingsway, PONTEFRACT WF8 1JW

welcome to

Kingsway, PONTEFRACT

GUIDE PRICE £130,000 - £140,000 The property comprises of a lounge, kitchen/ with under stairs storage, two double bedrooms, a family bathroom, enclosed rear garden and a front garden. The property does require some modernisation.

Lounge

12' 10" x 14' (3.91m x 4.27m)

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

Kitchen

16' 1" x 9' 11" (4.90m x 3.02m)

The kitchen consists of, stainless steel sink, boiler, door to the rear, gas central heating radiator and two UPVC double glazed windows to the rear aspects.

Landing

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

Bedroom One

11' 9" x 11' 8" (3.58m x 3.56m)

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

Bedroom Two

12' 5" x 9' 4" (3.78m x 2.84m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath, shower cubicle, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Front Garden

Concrete paving, graveled and timber fence surround.

Rear Garden

Concrete paving and lawn.





view this property online williamhbrown.co.uk/Property/PON118691



welcome to

Kingsway, PONTEFRAC

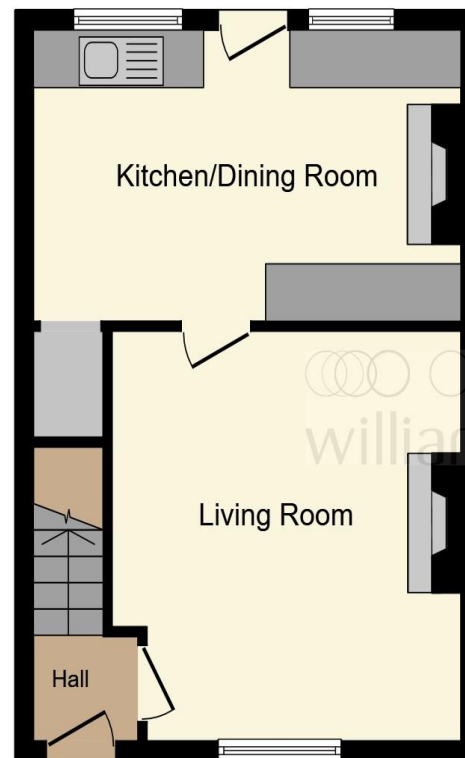
- ***GUIDE PRICE £130,000 - £140,000***
- Two Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Popular Residential Development
- Local Amenities, Shops and Schools

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

£130,000



Ground Floor



First 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

view this property online williamhbrown.co.uk/Property/PON118691



Property Ref:
PON118691 - 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.


william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



williamhbrown.co.uk