



William Street, Pontefract WF8 2FT

welcome to

William Street, Pontefract

GUIDE PRICE £240,000 - £250,000Modern three-bedroom semi-detached on a popular Pontefract development. Features include a spacious kitchen with patio doors, en-suite master, double driveway, enclosed garden with decking and summer house. Stylish, practical, and ready to move into.



Entrance Hall

With a composite front entrance door, laminate flooring and gas central heating radiator.

WC

With a low level flush WC, wash hand basin, laminate flooring, extractor fan and a gas central heating radiator.

Lounge

11' 8" x 16' 7" (3.56m x 5.05m)

With two UPVC double glazed windows to the front and side aspect, media wall with feature electric fire and a gas central heating radiator.

Kitchen/Diner

15' 1" x 10' 5" (4.60m x 3.17m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric hob, electric oven, extractor fan, stainless steel sink and drainer, integrated washing machine, dryer, laminate flooring, cupboard housing the boiler, under stairs storage cupboard, gas central heating radiator, UPVC double glazed window to the rear and French doors to the rear.

Landing

With access to the loft, storage cupboard and a gas central heating radiator.

Bedroom One

8' 5" x 12' (2.57m x 3.66m)

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

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, extractor fan, vinyl floor covering, a gas central heating radiator and a UPVC double glazed window to the side aspect.

Bedroom Two

8' 5" x 10' 3" (2.57m x 3.12m)

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

Bedroom Three

8' 9" x 6' 4" (2.67m x 1.93m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath, extractor fan, vinyl flooring, tiled splash back, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Rear Garden

With an artificial lawned area, decked seating area, garden sun room/bar, side timber gate and a timber fencing surround.

Garden Sun Room/ Bar

9' 5" x 11' 8" (2.87m x 3.56m)

With French doors with side glass panels, electric wall heaters,, laminate flooring and fully insulated.



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welcome to

William Street, Pontefract

- ***GUIDE PRICE £240,000 - £250,000***
- Three Bedroom Semi-Detached
- Ensuite To Master Bedroom
- Downstairs WC
- Double Driveway To The Side

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

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118401 - 0003

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