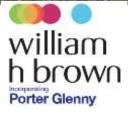


Friarwood Lane, Pontefract WF8 1DX



## Welcome to

# **Friarwood Lane, Pontefract**

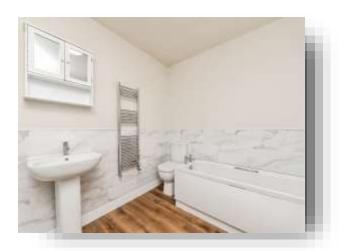
Modern three-storey detached in Pontefract, offered with no onward chain. Features four bedrooms, two en-suites, spacious kitchen/diner, garage, driveway, and large enclosed rear garden—perfect for entertaining. Stylish and well presented throughout.













#### **Side Entrance Hall**

With a UPVC side entrance door, LVT flooring and a cupboard housing the combi boiler.

#### Wc

With a low level flush WC, wash hand basin and LVT flooring.

### Lounge

22' 7" x 14' 6" ( 6.88m x 4.42m )

With a UPVC double glazed French doors to the rear, under floor heating and LVT flooring.

#### **Kitchen Diner**

10' 9" x 11' 5" ( 3.28m x 3.48m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, free standing electric oven, gob, extractor fan, sink and drainer, integrated fridge freezer, dishwasher, tumble dryer, LVT flooring, Porcelain tiled walls and a UPVC double glazed window to the front aspect.

#### **Bedroom One**

19' 2"  $\max x$  14' 4"  $\max$  ( 5.84m  $\max x$  4.37m  $\max$  ) With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

#### **Ensuite**

With a low level flush WC, wash hand basin, shower cubicle, chrome heated towel rail, vinyl floor covering and a gas central heating radiator.

#### **Bedroom Two**

14' 5" x 9' 4" ( 4.39m x 2.84m )

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

### **Bedroom Three**

14' 4" x 9' 2" ( 4.37m x 2.79m )

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

#### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, panelled bath, shower cubicle, tiled splash back, part tiled to walls, vinyl flooring, storage cupboard and a chrome heated towel rail.

#### **Front Garden**

There is ample off street parking which is accessed down a private road.

#### **Rear Garden**

Extensive lawned garden, garage and a patio seating area





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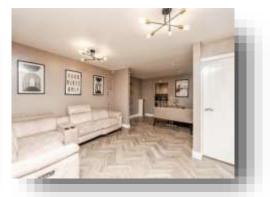
- Three Bedroom Detached Home
- Downstairs WC
- **Ensuite To Master Bedroom**
- Driveway and Garage
- Close To Pontefract Town Centre

Tenure: Freehold EPC Rating: B

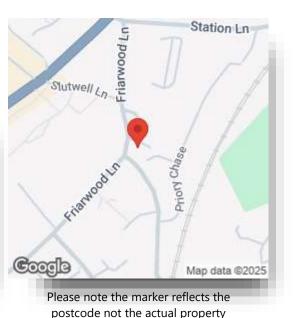
Council Tax Band: D

# £270,000





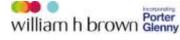




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Property Ref: PON119017 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance 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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