





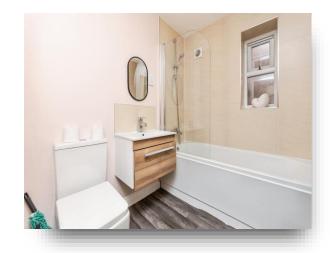
## welcome to

# **Pecan Court, Pontefract**

Well-presented three-bedroom semi-detached home near Pontefract town centre, featuring a spacious kitchen/diner, ensuite to master, double driveway, and enclosed rear garden—ideal for families seeking comfort, convenience, and modern living.













#### **Entrance Hall**

With a front entrance door, under stairs storage cupboard, laminate flooring and a UPVC double glazed window to the front aspect.

#### Wc

With a low level flush WC, wash hand basin, vinyl flooring, towel radiator, spot lights and an extractor fan.

## Lounge

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

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

### Kitchen/ Diner

17' 5" x 10' 5" ( 5.31m x 3.17m )

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, electric oven, gas hob, extractor hood, space for fridge freezer, integrated dishwasher, cupboard housing the boiler, part tiled walls, vinyl flooring, double door to the rear and a UPVC double glazed window to the rear aspect.

## Landing

With access tot he loft and a gas central heating radiator.

### **Bedroom One**

12' 8" x 10' 5" ( 3.86m x 3.17m )

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

#### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, extractor fan, spot lights to the ceiling, towel radiator, vinyl flooring and a UPVC double glazed window to the rear aspect.

## **Bedroom Two**

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

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

#### **Bedroom Three**

8' 5" x 6' 9" ( 2.57m x 2.06m ) 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, bath with shower over, extractor fan, spot lights to the ceiling, towel radiator, vinyl flooring and a UPVC double glazed window to the side aspect.

#### Front Garden

Driveway for ample off street parking.

### **Rear Garden**

With Indian stone paving, gate to the wooden shed, side access and a wooden fence surround.





## welcome to

## **Pecan Court, Pontefract**

- Three Bedroom Semi-Detached Home
- Downstairs WC
- **Ensuite To Master Bedroom**
- Driveway For Ample Off Street Parking
- Fully Enclosed Rear Garden

Tenure: Freehold EPC Rating: Awaited

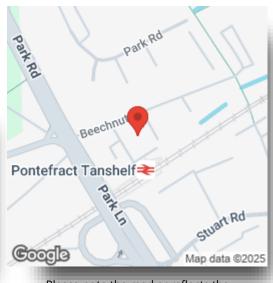
Council Tax Band: C

# £230,000









Please note the marker reflects the postcode not the actual property





Property Ref: PON119276 - 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 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.



01977 791406

william h brown Glenny



Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk

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