



Poppy Fields Avenue, Pontefract WF8 4FN

Welcome to

Poppy Fields Avenue, Pontefract

Four bedroom detached home. Portioned on a corner plot. Popular modern development. Modern interior throughout. Good size gardens to front, side and rear. Tandem driveway and garage.



Entrance Hall

With a UPVC double glazed front entrance door, storage cupboard and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, vinyl floor covering and a gas central heating radiator.

Lounge

20' 9" x 12' 4" (6.32m x 3.76m)

With two UPVC double glazed window to the side and front aspects and two gas central heating radiators.

Dining Kitchen

15' 9" x 21' 2" (4.80m x 6.45m)

A fitted kitchen consisting of wall base and drawer units with work surfaces over, under cover lights, electric oven, induction hob, extractor fan, island unit, integrated fridge freezer, plumbing for dish washer, built in microwave, Belfast sink and drainer, laminate flooring, French doors, bay window to the rear and a UPVC double glazed window to the front.

Utility Room

6' 9" x 5' 7" (2.06m x 1.70m)

With a UPVC double glazed side entrance door, laminate door, wall mounted boiler, wall and base units with work surfaces over and a gas central heating radiator.

Landing

With a UPVC double glazed window to the side aspect, loft partly boarded housing hot water tank with pull down ladder and a cupboard.

Bedroom One

11' 9" x 17' 8" max (3.58m x 5.38m max)

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

Ensuite

A suite consisting of a low level flush WC, wash hand basin, walk in shower cubicle, vinyl floor covering, part tiled to walls and a UPVC double glazed window to the rear aspect.

Bedroom Two

12' 2" x 12' 3" (3.71m x 3.73m)

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

Bedroom Three

8' 8" x 12' 4" (2.64m x 3.76m)

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

Bedroom Four

8' 3" x 7' 6" (2.51m x 2.29m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath, part tiled to walls, vinyl flooring, gas central heating radiator and a UPVC double glazed window to the side aspects.

Front Garden

A tandem driveway leading up to the detached garage. Electric car charger and gardens to the front, side and rear.



view this property online williamhbrown.co.uk/Property/PON119273



Welcome to

Poppy Fields Avenue, Pontefract

- Four Bedroom Detached Home
- Downstairs WC
- Ensuite To Master Bedroom
- Utility Room
- Tandem Driveway

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£410,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PON119273](https://www.williamhbrown.co.uk/Property/PON119273)



Property Ref:
PON119273 - 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 Corp 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**
Incorporating
**Porter
Glenny**



01977 791406



Pontefract@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)