





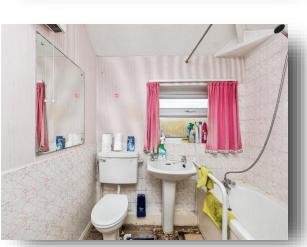
Welcome to

Mill Hill Lane, Pontefract

This three-bedroom semi-detached home on Mill Hill Lane, Pontefract sits on a spacious corner plot and is offered with no onward chain. In need of full modernisation, it features a driveway and detached garage, presenting a great opportunity to add value and personal style.











Entrance Hall

With a timber front entrance door with glass panels and gas central heating radiator.

Lounge

20' 5" x 11' 2" (6.22m x 3.40m)

With two UPVC double glazed windows to the front and rear aspects, gas fire, back boiler and two gas central heating radiators.

Kitchen

10' 7" x 7' 6" (3.23m x 2.29m)

A fitted kitchen consisting of wall, base and drawer unit with work surfaces over, stainless steel sink and drainer, tiled splash back, free standing gas hob and oven, plumbing for washing machine, cupboard with gas meter, UPVC glazed windows to the rear, stable timber door and a gas central heating radiator.

Landing

With a window to the side and storage cupboard.

Bedroom One

10' 8" x 9' 9" (3.25m x 2.97m)

With a UPVC double glazed window and a loft hatch.

Bedroom Two

10' 2" max x 10' 3" (3.10m max x 3.12m)

With a UPVC double glazed window to the front aspect and cupboard housing the water tank.

Bedroom Three

8' 9" max x 7' 1" (2.67m max x 2.16m) With a UPVC double glazed window to the front aspect and built in storage cupboard.

Bathroom

With a low level flush WC, wash hand basin, panelled bath with shower attachment, panelled walls, small fan heater and a window to the rear aspect.

Front Garden

With gardens to the front, side and rear and driveway.

Rear Garden

Privet edging and garden shed.

Garage

A detached garage.





Welcome to

Mill Hill Lane, Pontefract

- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Corner Plot Position
- In Need Of Modernisation Throughout
- Driveway & Detached Garage

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£170,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON119265



Property Ref: PON119265 - 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.



01977 791406

william h brown Glenny



Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk

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.