



Mill Hill Lane, Pontefract WF8 4JA

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.



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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: D
Council Tax Band: A

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119265 - 0004

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