



Red House, Wentbridge Pontefract WF8 3JP

Welcome to

Red House, Wentbridge Pontefract

ARE YOU LOOKING FOR THE WOW FACTOR!!! If so then you need to view this SUPERB home which would be ideally suited to the professional couple or those seeking something a little bit different and an internal viewing is recommended to appreciate the size, quality and location!



Entrance Hall

With two electric wall heaters and an inner hallway.

Lounge/ Dining Room

27' x 15' (8.23m x 4.57m)

With three UPVC double glazed windows to the front with made to measure blinds, two electric wall heaters, coving to the ceiling and wall mounted electric fire.

Kitchen

8' 7" x 11' 4" (2.62m x 3.45m)

A fitted kitchen consisting of wall and base units with solid work surfaces over, a bowl and half sink and drainer, electric water heater under sink, space for a free standing fridge freezer, induction four ring hob, integrated washing machine, electric oven and grill, extractor fan, vinyl floor covering, brick effect tiled splash back and a UPVC double glazed window to the front aspect.

Bedroom One

11' 6" max x 11' (3.51m max x 3.35m)

With a UPVC double glazed window to the front aspect with made to measure blinds, walk in wardrobes, electric wall heater and coving to the ceiling.

Ensuite

A suite consisting of a low level flush wc, wash and basin, walk in shower cubicle, wall mounted mirrored cabinet, vinyl floor covering, extractor fan, heated towel rail and a UPVC double glazed window to the side aspect with made to measure blinds.

Bedroom Two

12' 6" x 10' 2" (3.81m x 3.10m)

With a UPVC double glazed window to the rear aspect with made to measure blinds, built in sliding wardrobes to each side of the room, electric wall heater and coving to the ceiling.

Bedroom Three

7' 9" x 14' 9" (2.36m x 4.50m)

With a UPVC double glazed arched window to the rear and an electric wall heater.

Bathroom

A suite consisting of a low level flush wc, wash hand basin, panelled bath, chrome heated towel rail, vinyl floor covering and spotlights to the ceiling.

Exterior

With access through an attractive stone boundary wall with lighting to pillars, communal parking area with allocated carport, lawned gardens to two sides, mature trees and hedges and a brick built garden store with power and light.



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Red House, Wentbridge Pontefract

- Priced to sell!!
- Three Bedroom Unique First Floor Apartment
- Ensuite To The Master Bedroom
- Immaculately Presented
- Lounge Diner

Tenure: Leasehold EPC Rating: D

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£225,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON119236 - 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 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**



01977 791406



Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk