



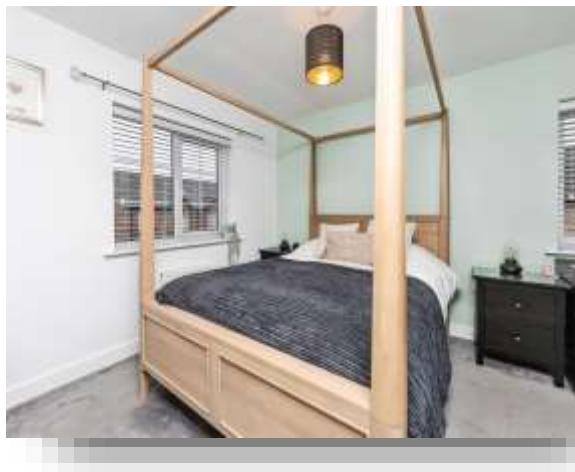
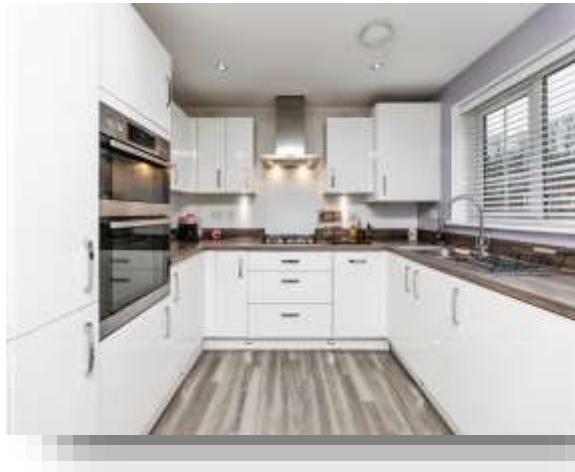
Castle Way, PONTEFRACT WF8 2FY

william
h brown

Welcome to

Castle Way, PONTEFRACT

Three-bedroom semi-detached home in Pontefract featuring entrance hall, lounge, modern kitchen, downstairs toilet, three bedrooms with master en-suite, family bathroom, front garden with drive, and enclosed rear garden. Close to Pontefract town centre, local amenities, schools and transport links.



Entrance Hall

With a front entrance door, vinyl flooring, boiler cupboard and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, extractor fan, vinyl flooring and a gas central heating radiator.

Lounge

15' 7" x 9' 10" (4.75m x 3.00m)

With double doors to the side, media wall, electric fire, spot lights, gas central heating radiator and a window to the front.

Kitchen

16' 8" x 9' 8" (5.08m x 2.95m)

A fitted kitchen consisting of wall, base and drawer unit with laminate work surfaces over, integrated oven, grill, gas hob, washing machine, dishwasher, extractor hood, stainless steel sink and drainer, glass splash back, LVT flooring, spot lights to the ceiling, gas central heating radiator, a window to the front and two windows to the side aspect.

Landing

With access to the loft and a gas central heating radiator.

Bedroom One

12' 3" x 10' (3.73m x 3.05m)

With a window to the front and side, built in storage and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, extractor fan, tiled flooring, part tiled walls and a towel radiator.

Bedroom Two

9' 7" x 9' 4" (2.92m x 2.84m)

With a window to the front and side and a gas central heating radiator.

Bedroom Three

9' 9" x 6' 11" (2.97m x 2.11m)

With a window to the front 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, tiled flooring and walls, towel radiator and a window to the front aspect.

Front Garden

Tarmac driveway for multiple cars, lawned garden, path and shrubs surround.

Rear Garden

With a lawned garden, patio, side access and wall surround.



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Welcome to

Castle Way, PONTEFRACT

- Three Bedroom Semi-Detached House
- Downstairs WC
- En-Suite and Family Bathroom
- Close To Local Amenities
- Driveway

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£260,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON119056 - 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**



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