



Willow Bank Drive, Pontefract WF8 2WQ

welcome to

Willow Bank Drive, Pontefract

WOW viewing is essential for this well presented four bedroom detached home with two reception rooms, ample off street parking, garage and landscaped rear garden. Renovated throughout to a high standard.



Summary

William H Brown are proud to offer for sale this extremely spacious four bedroom detached family home. The property is perfectly positioned on this very popular residential development in Pontefract been close by to local amenities, and having easy access to the motorway links making it ideal for the commuter. Internally the property has been tastefully decorated throughout. Internally the layout consists of an entrance hall way, access into the integral garage, downstairs WC, lounge, separate dining room and a beautiful kitchen, whilst to the first floor there are four bedrooms the master benefiting from ensuite shower facilities and the family bathroom. Externally the property has a fully enclosed landscaped garden to the rear and double driveway to the front providing ample off street parking.

Entrance Hall

With a front entrance door, door to the garage and two storage cupboards.

Cloakroom

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

Lounge

12' 2" x 12' 11" (3.71m x 3.94m)

With a UPVC double glazed bay window to the rear, media wall and spot lights.

Dining Room

10' 10" x 8' 8" (3.30m x 2.64m)

With a UPVC double glazed window to the front aspect and under stairs storage cupboard.

Kitchen

9' 10" x 12' 10" (3.00m x 3.91m)

A fitted kitchen consisting of wall and base units with work surfaces over, inset sink, double oven, integrated fridge freezer, wine cooler, spot lights, a gas central heating radiator, double glazed patio doors to the rear and a UPVC double glazed window to the rear aspect.

Landing

With stairs from the hall and airing cupboard.

Bedroom One

10' 3" x 11' 6" (3.12m x 3.51m)

With a UPVC double glazed duel windows and built in wardrobes.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, large shower and gas central heating radiator.

Bedroom Two

10' 11" x 7' 8" (3.33m x 2.34m)

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

Bedroom Three

7' 11" x 6' 3" (2.41m x 1.91m)

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

Bedroom Four

10' 10" x 7' 9" (3.30m x 2.36m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath, tiling and a UPVC double glazed window to the side aspect.

Garage

With electric and a boiler.



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welcome to

Willow Bank Drive, Pontefract

- Four bedroom detached family home
- Garage & driveway
- Ensuite to master bedroom
- Downstairs WC
- Two reception rooms

Tenure: Freehold EPC Rating: C

£340,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON116446 - 0004

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william h brown



01977 791406



Pontefract@williamhbrown.co.uk



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



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