



## Priory Chase, Pontefract, WF8 1TH

**£169,995**

Modern town house on popular development with open aspect to rear. Lounge plus dining kitchen, 3 well proportioned bedrooms, study area & modern bathroom, en suite & WC. Ready to move in with carpets, curtains & blinds included.





# 8 Priory Chase, Pontefract, WF8 1TH

We are delighted to offer for sale this modern 3 bedroom town house located on a popular development with access to amenities and transport links plus with access to OFSTED 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a dining kitchen with appliances plus bathroom, en suite and WC. Items of note include patio doors to the rear, study area on first floor landing plus fitted wardrobes to bedroom 1. There are ample sockets and media points. The property is ready to move in with carpets, curtains and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 2 bedrooms plus a family bathroom located off the first floor landing which also incorporates a study area. The top floor hosts the master bedroom with en suite.

The property has well presented gardens with patio, lawn, shed and external tap. There is a private parking space.

Tenure - Leasehold  
Term - 979 years remaining  
Ground Rent - £100 pa  
Estate Management Charge - £272 pa  
Council Tax - Band C

The property comprises.

## GROUND FLOOR

### Entrance Hall

With laminate flooring.

### Lounge 13'9"(max) x 10'6"(max) (4.20m(max) x 3.21m(max))

With carpets and curtains. Access to store.

### Dining Kitchen 13'6"(max) x 11'4"(max) (4.13m(max) x 3.47m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus stainless steel splash back. With oven, hob, hood and dishwasher plus 1.5 sink and mixer tap. With laminate flooring and patio doors to rear.

### WC 6'5" x 2'8" (1.97m x 0.83m)

Having modern sanitary ware with tiling, vanity and vinyl flooring.

## FIRST FLOOR

### Landing

With study area. Fitted carpets.

### Bedroom 2 13'6"(max) x 9'2"(max) (4.14m(max) x 2.80m(max))

With carpets and curtains. Access to store.

### Bedroom 3 8'11" x 6'6" (2.73m x 2.00m)

With fitted carpets.

### Bathroom 6'6" x 5'6" (2.00m x 1.68m)

Having white sanitary ware, tiling, recessed spot lights and vinyl flooring.

## SECOND FLOOR

### Bedroom 1 19'5"(max) x 13'5"(max) (5.93m(max) x 4.10m(max))

With fitted wardrobes, carpets and blinds.

### En Suite 8'7"(max) x 4'3"(max) (2.64m(max) x 1.30m(max))

Having modern white sanitary ware with vanity basin, chrome ladder radiator, recessed spot lights, tiling and vinyl flooring.

## EXTERNAL

The property has well presented gardens with patio, lawn, shed and external tap. There is a private parking space.









