



**Deans Court, Pontefract**

**£200,000**

**MARTIN&CO**

Deans Court, Pontefract

House

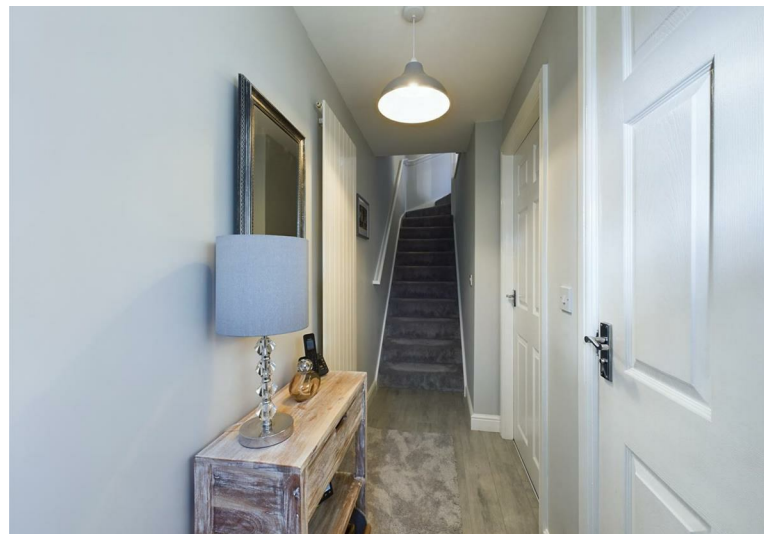
3 Bedrooms, 2 Bathroom

£200,000

- THREE STOREY MID TOWN HOUSE
- DINING KITCHEN WITH ACCESS TO DECKED BALCONY
- DOWNSTAIRS W.C.
- THREE DOUBLE BEDROOMS
- EN-SUITE
- GARDEN TO REAR
- GARAGE AND DRIVEWAY PARKING
- CLOSE TO TOWN CENTRE AND LOCAL AMENITIES
- COUNCIL TAX BAND C
- NO ONWARD CHAIN

OFFERED WITH NO ONWARD CHAIN, THIS IMMACULATE & STYLISH THREE DOUBLE BEDROOM MID TOWNHOUSE IS SET OVER THREE FLOORS. DINING KITCHEN WITH FRENCH DOORS OPENING ONTO A DECKED TERRACE WITH STEPS LEADING DOWN ONTO THE LAWNED GARDEN.

CONVENIENT LOCATION, CLOSE TO THE TOWN CENTRE AND TRANSPORT LINKS, VIEWING ADVISED.



## THE ACCOMMODATION COMPRISES:

### ENTRANCE HALL

The main entrance to the property is accessed through the front garden, mainly laid to lawn with path. The entrance door opens into a hallway, with vertical radiator. Stairs to the first floor. Door into the living room and downstairs w.c.

### DOWNSTAIRS W.C.

With obscure glazed window to the front elevation, Fitted with a white suite comprising w.c. and basin set into a vanity unit.

### LIVING ROOM

A spacious room with window overlooking the front garden. Door through into the dining kitchen Understairs storage cupboard.

### DINING KITCHEN

Fitted with a range of base and wall units. Laminate worktops incorporating stainless steel sink and drainer, tiling to splashback areas. Built under electric oven, gas hob and extractor over. Space for washing machine and space for fridge/freezer. Patio doors to the dining area and window to the rear elevation.

### LANDING

First floor landing with white painted wooden balustrade. Doors to two bedrooms and house bathroom. Vertical radiator. Stairs to second floor

### MASTER BEDROOM

Situated at the front of the property. Door to en-suite shower room.



### EN-SUITE SHOWER ROOM

With obscure glazed window to the front elevation. Fitted with a walk in shower cubicle with fixed glazed panel, w.c. and basin set in fitted furniture. Partially tiled walls, Ladder style towel rail.

### BEDROOM

A further double bedroom with window overlooking the rear garden.

### BATHROOM

Fitted with a white suite comprising bath with shower over, having a glazed bath screen, W.C. and pedestal basin. Obscure glazed window to the rear elevation. Chrome ladder style heated towel rail.

### SECOND FLOOR LANDING

Small landing area with white painted balustrade. Door to third bedroom. Storage cupboard.

### BEDROOM

A further double bedroom with window to the front elevation and velux style roof window to the rear. Restricted ceiling height in places.

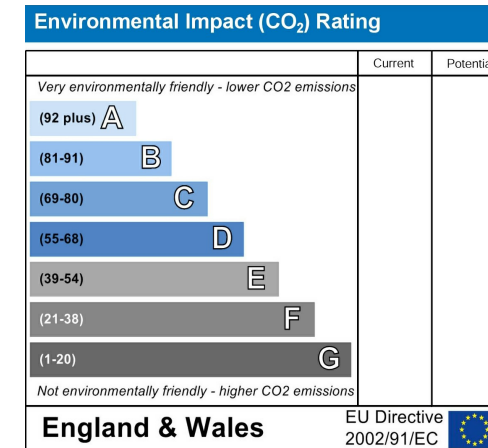
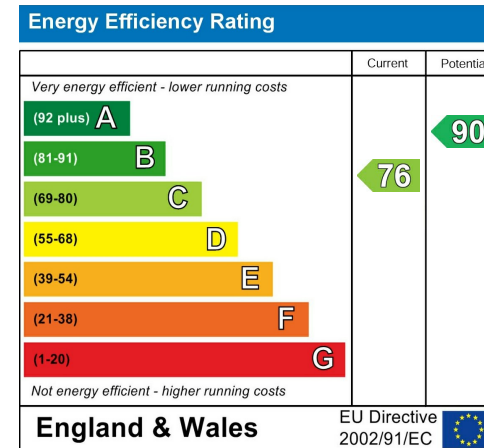
### OUTSIDE

The front garden is mainly laid to lawn. The rear of the house has a decked terrace accessible from the dining kitchen, providing elevated views over the rear garden. Steps down onto the lawned rear garden. Access path to the rear. Garage and driveway parking, with further garden area situated nearby.

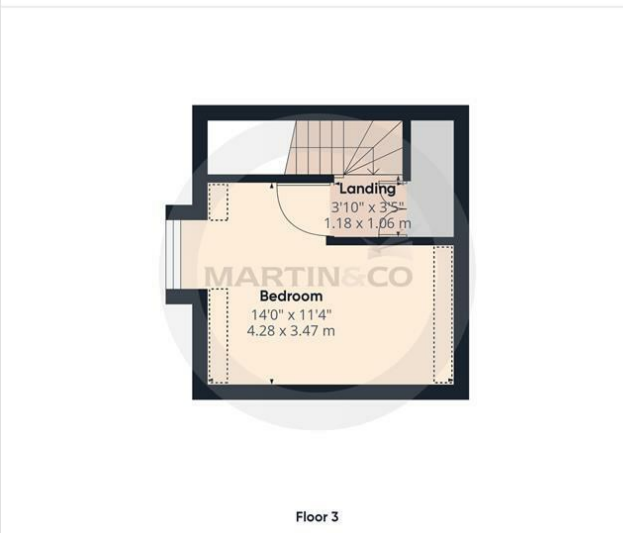
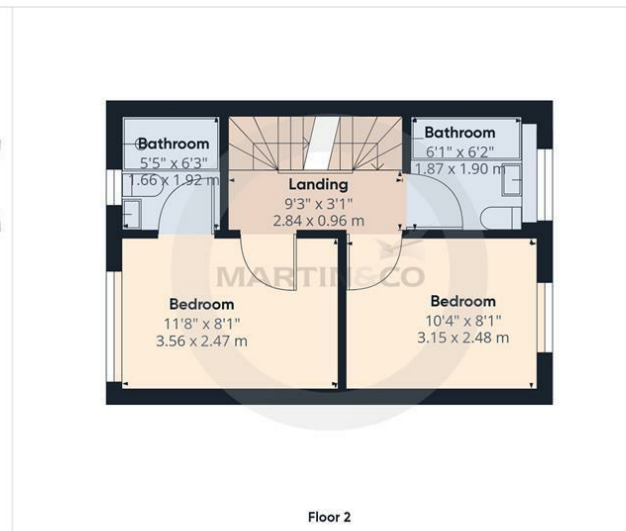
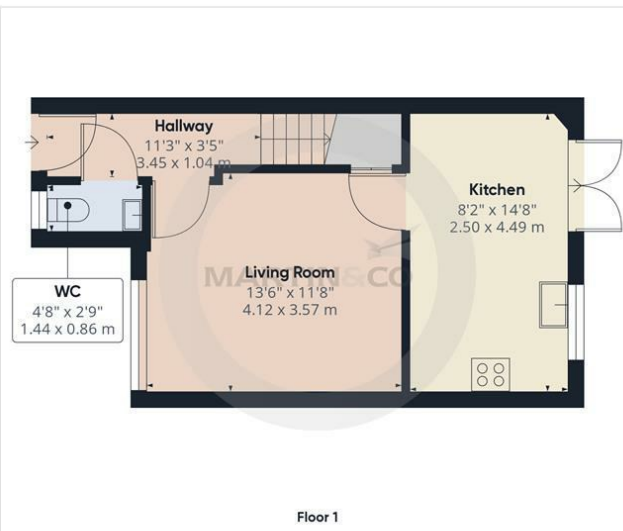
### SERVICES

### Mains services

Gas central heating  
Council tax band C







Approximate total area<sup>®</sup>  
853.94 ft<sup>2</sup>  
79.33 m<sup>2</sup>

Reduced headroom  
16.1 ft<sup>2</sup>  
1.5 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

