



**North House, Brotherton**

**£270,000**



North House, Brotherton

House - Detached

3 Bedrooms, 3 Bathroom

£270,000

- THREE DOUBLE BEDROOMS
- LARGE LOUNGE WITH OPEN FIRE
- KITCHEN / DINER WITH BURNER
- FAMILY BATHROOM WITH ROLL TOP BATH
- LOFT BEDROOM
- COUNCIL TAX BAND C
- EPC RATING E
- GARDEN TO REAR
- OFF STREET PARKING
- VILLAGE LOCATION

THREE DOUBLE bedroom DETACHED home set in a VILLAGE location. SPACIOUS throughout with character and charm this 1930's home needs to be viewed to be fully appreciated. OFF STREET PARKING and garden to rear.





Martin and Co are delighted to offer for sale this three bedroom detached house situated in the VILLAGE of BROTHERTON. Standing within a generous plot and ideally located for transport links. The property has had some renovation works done by the current owners.

Briefly comprising -  
Ground floor: Front entrance hallway, lounge, and kitchen diner.

First floor: Two bedrooms, family bathroom and landing leading to:

Second floor: loft conversion currently used as a bedroom.

Outside: Pebbled driveway to the front providing off road parking, buffer garden. A good size enclosed garden to the rear with outside WC and storage.

GROUND FLOOR

ENTRANCE HALL

On entrance to the property the character is immediately evident with tall ceilings, panelled stair case and original wood flooring. Under stairs storage cupboard and gas central heating radiator. Doors leading to:

LIVING ROOM

A great size room with large bay window letting lots of natural light flow through. A beautiful feature fireplace with working fire, gas central heating radiator. WIFI network plug in point.



DINING KITCHEN

A range of gloss base units with oak style work surfaces incorporating ceramic sink with mixer tap. Space for fridge freezer, plumbing for a washing machine. Electric oven, gas hob, stainless steel splashback and extractor fan over. Partially tiled splash back. A focal fireplace with multi fuel burner. Gas central heating radiator, window to rear aspect and external door leading to the garden.

FIRST FLOOR

LANDING

Stairs leading up to first floor landing with window to side aspect and a further flight of stairs up to second floor. Doors leading to:

BEDROOM

A large double bedroom with window to rear aspect and gas central heating radiator. WIFI network plug in point.

BEDROOM.

A large double bedroom with window to front aspect and gas central heating radiator. WIFI network plug in point.

BATHROOM

A spacious room with beautiful roll top bath and handheld shower mixer tap. A Victorian style hand basin & low level flush WC. The bathroom is partially tiled and has an obscure glazed window to rear aspect.

SECOND FLOOR

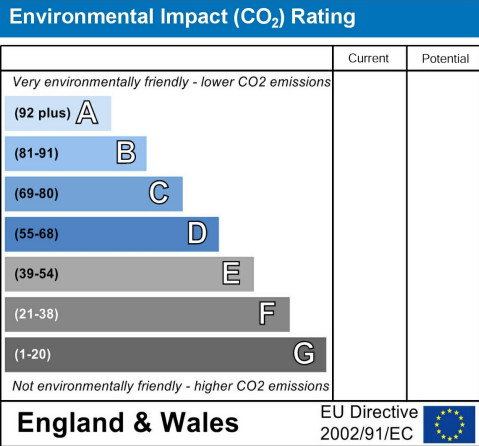
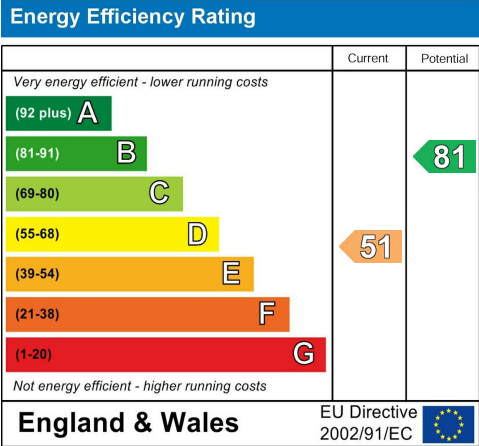
BEDROOM..

An expansive loft conversion with side storage. Roof windows with spectacular views and gas central heating radiator. WIFI network plug in point.

OUTSIDE

To the front of the property is a pebbled driveway offering off street parking. Buffer garden with shrubs and stone built wall surrounding. Gate access leading to the rear garden.

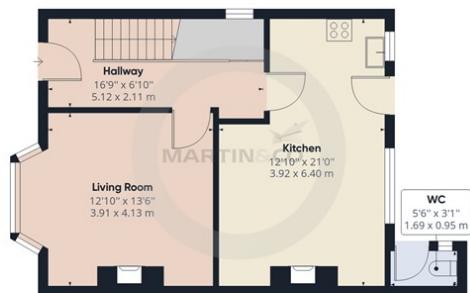
To the rear: Mainly laid to lawn with surrounding borders. A covered patio area offers a potential alfresco dining area. A brick built outhouse which houses a WC.



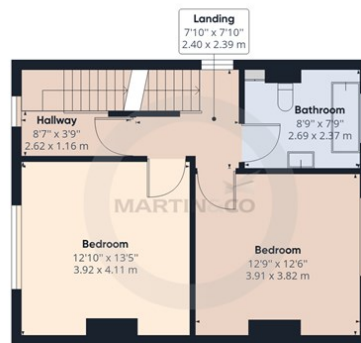




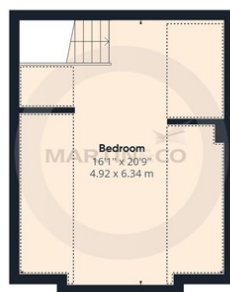




Ground Floor



Floor 2



Floor 3



**Approximate total area<sup>(1)</sup>**

1386.30 ft<sup>2</sup>  
128.79 m<sup>2</sup>

**Reduced headroom**

156.13 ft<sup>2</sup>  
14.51 m<sup>2</sup>

(1) 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.

GIRAFFE360

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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.

