



Badsworth Mews, Badsworth Pontefract WF9 1BG

welcome to

Badsworth Mews, Badsworth Pontefract

Two bedroom Cottage style end-terraced home, Tranquil village location. Modern dining kitchen and bathroom facilities. Full of charm and character. Allocated Parking. Ideal for the professional couple.



Entrance Hall

With UPVC composite front entrance door, Karndean flooring and a gas central heating radiator.

Wc

With a window to the front, low level flush WC, wash hand basin set in a vanity unit, Karndean flooring and a gas central heating radiator.

Lounge

11' 4" x 18' 9" (3.45m x 5.71m)

With two windows to the front and rear aspects, stone fire place, stone hearth, built in units and two gas central heating radiators.

Kitchen

15' 9" x 13' 7" (4.80m x 4.14m)

A fitted kitchen consisting of wall, base and drawer units with marble work surfaces over, gas hob, electric oven, extractor fan, Belfast sink, integrated washing machine, integral dishwasher, under stairs storage, Karndean Flooring, gas radiator with cover and a window to the side aspect.

Landing

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

Bedroom One

19' 1" x 11' 5" (5.82m x 3.48m)

With two windows to the front and rear aspects, built in wardrobes and a gas central heating radiator.

Bedroom Two

13' 3" x 9' 8" (4.04m x 2.95m)

With a window to the side, loft hatch and a gas central heating radiator with cover.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower attached, part tiled to walls, tiled flooring, gas central heating radiator and a window to the front aspect.

Front Garden

With a brick wall surround and outside light.



view this property online williamhbrown.co.uk/Property/PON119397



welcome to

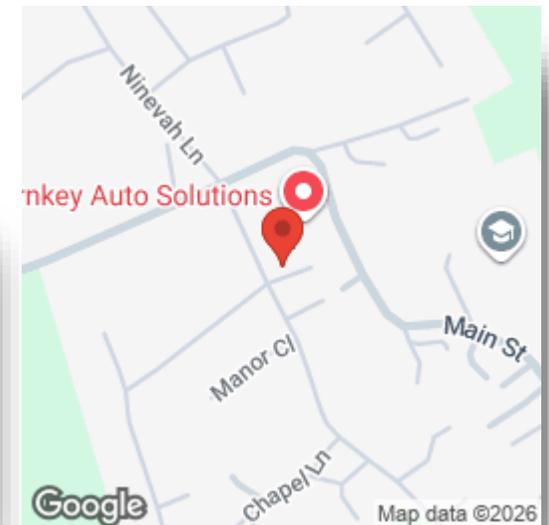
Badsworth Mews, Badsworth Pontefract

- Two Bedroom Cottage Style End-Terraced Home
- Downstairs WC
- Tranquil Village Location
- Character and Period Features throughout.
- Allocated Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£280,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/PON119397](https://www.williambrown.co.uk/Property/PON119397)



Property Ref:
PON119397 - 0007

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01977 791406



Pontefract@williambrown.co.uk



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



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