



Dulverton Close, Pontefract WF8 2PZ

welcome to

Dulverton Close, Pontefract

GUIDE PRICE £220,000 - £230,000 The property comprises of entrance porch, sitting room, lounge/conservatory/diner, kitchen, three-bedrooms, family bathroom, garage, drive and spacious rear garden.



Entrance Porch

With a front entrance door, laminate flooring, window to the side and a gas central heating radiator.

Living Room

14' 5" x 10' 10" (4.39m x 3.30m)

With a front entrance door, ceiling rose, coving, laminate flooring, gas central heating radiator and a window to the front.

Open Plan Orangery/Diner

19' 10" x 12' 2" (6.05m x 3.71m)

With UPVC brick, solid roof, spot lights, wood burner with glass base, laminate flooring and a gas central heating radiator.

Kitchen

10' 3" x 7' 10" (3.12m x 2.39m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, resin sink and drainer, integrated electric oven, hob, extractor hood, space for washing machine, dishwasher, fridge freezer, fully tiled walls, panelled ceiling, laminate flooring and a window to the rear.

Landing

Loft access with a pull down ladder, gas central heating radiator and a window to the side aspect.

Bedroom One

12' 7" x 9' 10" (3.84m x 3.00m)

With a window to the front, built in wardrobes and over bed storage cupboard and a gas central heating radiator.

Bedroom Two

10' x 9' 10" (3.05m x 3.00m)

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

Bedroom Three

9' x 8' 9" (2.74m x 2.67m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, corner bath, shower cubicle, towel rail, fully tiled walls, panelled ceiling, spot lights to the ceiling and two windows to the rear and side aspects.

Exterior

To the front front of the property is a block paved driveway providing ample off street parking . The driveway leads to the garage with an up and over door, with power and lighting and housing the boiler. To the rear there is a easy to maintain spacious astro turf garden, wooden shed, paved paths, patio seating area, plant beds to the boarder, gazebo bar area and wooden fence surround.



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Dulverton Close, Pontefract

- ***GUIDE PRICE £220,000 - £230,000***
- Three bedroom Semi Detached
- Corner plot
- Open plan Lounge/conservatory
- Driveway & Garage

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119351 - 0003

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