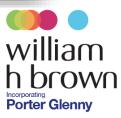


Dulverton Close, Pontefract WF8 2PZ



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" ($3.05m \times 3.00m$)

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.





welcome to

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

view this property online williamhbrown.co.uk/Property/PON119351



Property Ref: PON119351 - 0003 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.





01977 791406



Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk

William H Brown Corp 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.