



**Willow Bank Drive, Pontefract WF8 2WQ**

***Welcome to***

**Willow Bank Drive, Pontefract**

Three bedroom detached home featuring an entrance hall with WC, lounge, dining room, modern kitchen with appliances, three double bedrooms, en-suite, bathroom, integral garage, drive, enclosed garden, close to amenities, schools, transport and green spaces.





### **Entrance Hall**

With a front entrance door, laminate flooring and a gas central heating radiator.

### **Wc**

With a low level flush WC, wash hand basin set in a vanity unit, laminate flooring, chrome heated towel rail and a window to the side.

### **Lounge**

14' 9" x 11' 7" ( 4.50m x 3.53m )

With a bay window to the front, laminate flooring, electric fire and a gas central heating radiator.

### **Dining Room**

7' 6" x 9' 10" ( 2.29m x 3.00m )

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

### **Kitchen**

14' 9" x 11' 7" ( 4.50m x 3.53m )

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, stainless steel sink and drainer, integrated hob, electric oven, integrated fridge freezer, dishwasher, space for washing machine, laminate flooring, spot lights to the ceiling, gas central heating radiator, window to the rear and a door to the rear.

### **Landing**

With a gas central heating radiator, storage cupboard and access to the part boarded loft with a ladder.

### **Bedroom One**

13' 2" x 8' 11" ( 4.01m x 2.72m )

With three windows to the front, fitted wardrobes and a gas central heating radiator.

### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, walk in shower, laminate flooring, extractor fan, chrome heated towel radiator and a window to the front.

### **Bedroom Two**

12' 6" x 9' 1" ( 3.81m x 2.77m )

With a window to the rear, laminate flooring and a gas central heating radiator.

### **Bedroom Three**

8' 1" x 8' 10" to wardrobes ( 2.46m x 2.69m to wardrobes )

With a window to the rear, fitted wardrobes containing integral office space and a gas central heating radiator.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath, extractor fan, chrome heated towel rail, vinyl flooring, spot lights to the ceiling, extractor fan and a window to the side.

### **Front Garden**

With a driveway, lawn to the side and side access to the rear garden.

### **Rear Garden**

With a lawned garden, two paved patios, wooden shed, flower borders and fence and hedge surround.

### **Garage**

An attached garage with up and over door, boiler, laminate flooring, half used as an office.

### **Agents Note**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



***view this property online*** [williamhbrown.co.uk/Property/PON119873](http://williamhbrown.co.uk/Property/PON119873)



**Welcome to**

## **Willow Bank Drive, Pontefract**

- Three Bedroom Detached House
- NO CHAIN
- Bathroom, En-Suite and WC
- Modern Kitchen
- Ideal Family Home

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

**£279,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PON119873](http://williamhbrown.co.uk/Property/PON119873)



Property Ref:  
PON119873 - 0004

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@williamhbrown.co.uk](mailto:Pontefract@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**