



**Mill Hill Lane, Pontefract WF8 4JA**



**Welcome to**

**Mill Hill Lane, Pontefract**

\*\*\*GUIDE PRICE £150,000-£160,000\*\*\* This three-bedroom semi-detached home on Mill Hill Lane, Pontefract sits on a spacious corner plot and is offered with no onward chain. In need of full modernisation, it features a driveway and detached garage, presenting a great opportunity to add value.



### **Entrance Hall**

With a timber front entrance door with glass panels and gas central heating radiator.

### **Lounge**

20' 5" x 11' 2" ( 6.22m x 3.40m )

With two UPVC double glazed windows to the front and rear aspects, gas fire, back boiler and two gas central heating radiators.

### **Kitchen**

10' 7" x 7' 6" ( 3.23m x 2.29m )

A fitted kitchen consisting of wall, base and drawer unit with work surfaces over, stainless steel sink and drainer, tiled splash back, free standing gas hob and oven, plumbing for washing machine, cupboard with gas meter, UPVC glazed windows to the rear, stable timber door and a gas central heating radiator.

### **Landing**

With a window to the side and storage cupboard.

### **Bedroom One**

10' 8" x 9' 9" ( 3.25m x 2.97m )

With a UPVC double glazed window and a loft hatch.

### **Bedroom Two**

10' 2" max x 10' 3" ( 3.10m max x 3.12m )

With a UPVC double glazed window to the front aspect and cupboard housing the water tank.

### **Bedroom Three**

8' 9" max x 7' 1" ( 2.67m max x 2.16m )

With a UPVC double glazed window to the front aspect and built in storage cupboard.

### **Bathroom**

With a low level flush WC, wash hand basin, panelled bath with shower attachment, panelled walls, small fan heater and a window to the rear aspect.

### **Front Garden**

With gardens to the front, side and rear and driveway.

### **Rear Garden**

Privet edging and garden shed.

### **Garage**

A detached garage.



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## **Mill Hill Lane, Pontefract**

- \*\*\*GUIDE PRICE £150,000-£160,000\*\*\*
- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Corner Plot Position
- Driveway & Detached Garage

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

guide price

**£150,000 - £160,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON119265 - 0006

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