



Mill Hill Road, Pontefract WF8 4HR

Welcome to

Mill Hill Road, Pontefract

Victorian end-terrace with high ceilings, three bedrooms, ensuite to the master, two reception rooms and a kitchen with garden access. Includes two permit spaces plus rear parking. Enclosed garden offers privacy and potential. Sought-after Pontefract location with scope to personalise.



Auctioneer's Comments

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Inner Hallway

Stone flooring, coving to the ceiling, timber panelling, door to the cellar and a gas central heating radiator.

Entrance Hall

A timber front entrance door, frosted sky light over to door, coving to the ceiling and stone flooring.

Living Room

15' 11" x 13' 4" (4.85m x 4.06m)

A timber fire surround with cast iron fire place, tiled hearth, a double and single gas central heating radiator, timber framed window to the front, coving to the ceiling and picture rail.

Dining Room

15' 1" x 11' 9" (4.60m x 3.58m)

A timber framed window to the rear and side, fire surround with tiled hearth, exposed floor boards, coving to the ceiling and dado rail.

Kitchen

17' 2" x 9' 5" (5.23m x 2.87m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, stainless steel sink and drainer, free standing gas range, slate flooring, plumbing for washing machine, coving to the ceiling, gas central heating radiator, timber framed door with panel glazed frosted glass above and a timber style sash window to the rear.

Landing

With timber spindles and balustrade, coving to the ceiling, built in storage cupboard and a window to the side.

Bedroom One

16' 5" x 13' (5.00m x 3.96m)

With a timber framed window to the rear and a cast iron open fire place with a tiled hearth.

Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a high gloss marble effect tiled unit, corner walk in shower with electric shower, tiled walls and flooring and an electric chrome heated towel rail.

Bedroom Two

13' 7" x 13' 5" (4.14m x 4.09m)

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

Bedroom Three

7' 7" x 7' 6" (2.31m x 2.29m)

With a UPVC double glazed window to the front, coving to the ceiling and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, twin sinks set in a vanity unit with built in mirror, corner bath with shower over, tiled walls, timber floor boards and a UPVC double glazed frosted window to the rear.

Front Garden

Garden is enclosed with brick wall, wrought iron above, pathway gives access to the front door. There is permit parking at the front for 2 cars.

Rear Garden

Garden is mainly enclosed, having a block paved area providing off street parking.



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Mill Hill Road, Pontefract

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom End-Terrace Home
- Traditional Victorian House With High Ceilings

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

guide price

£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119666 - 0004

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