



william
h brown
for sale
01977 791406

Northfield Drive, Pontefract WF8 2DH


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Welcome to

Northfield Drive, Pontefract

A well presented three bedroom detached home offered with no onward chain, featuring a modern open plan kitchen diner, spacious lounge, modern shower room and an integral garage. Outside is a block paved driveway and a private rear garden, with a convenient location close to amenities and schools.



Living Room

18' 4" x 11' 6" (5.59m x 3.51m)

With a front entrance door, a bay window to the front, laminate flooring, stairs to the first floor and two gas central heating radiators.

Kitchen Diner

17' 10" x 10' 9" (5.44m x 3.28m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, gas hob, electric oven, tiled splash back, tiled flooring, extractor fan, sink and drainer, timber framed rear door and two windows to the rear.

Landing

With a window to the side and access to the loft.

Bedroom One

11' 3" x 11' 4" (3.43m x 3.45m)

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

Bedroom Two

10' 2" x 11' 4" (3.10m x 3.45m)

With a window to the rear.

Bedroom Three

6' 4" x 6' 6" (1.93m x 1.98m)

With a window to the front and storage cupboard.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle, wall mounted radiator, fully tiled and a window to the front.

Front Garden

A large block paved driveway with access into the garage.

Rear Garden

A paved patio seating area, lawned garden, wooden shed, timber fence and hedge creating boarder.

Attached Garage

With double doors to the front and door into kitchen.

Vendor Comments

A newly installed boiler with 10 years warranty.



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Welcome to

Northfield Drive, Pontefract

- Three Bedroom Detached Home
- No Onward Chain
- Well Presented Throughout
- Modern Kitchen And Shower Room
- Blocked Paved Driveway

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

fixed price

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119528 - 0005

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.



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