



Went Garth, Pontefract WF8 3RQ



Welcome to

Went Garth, Pontefract

GUIDE PRICE £230,000 - £240,000 A well-located three-bedroom semi-detached home in Pontefract featuring an entrance hall, lounge, kitchen, conservatory, two double bedrooms, one single, family shower room, low-maintenance front garden with drive, enclosed rear garden and garage.



Entrance Hall

With a front entrance door, laminate flooring, stair lift, gas central heating radiator and a window to the side aspect.

Lounge

14' 7" x 11' 8" (4.45m x 3.56m)

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

Kitchen Diner

14' 8" x 8' 7" (4.47m x 2.62m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, stainless steel sink and drainer, integrated double electric oven and gas hob, fridge freezer, space for washing machine, laminate flooring, sliding door to the conservatory, under stairs storage cupboard housing the boiler, gas central heating radiator and a window to the rear.

Conservatory

10' 11" x 8' 6" (3.33m x 2.59m)

Brick and UPVC construction, laminate flooring, gas central heating radiator and ceiling fan.

Landing

With a window to the side, storage cupboard and access to the loft.

Bedroom One

12' 4" x 8' 4" (3.76m x 2.54m)

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

Bedroom Two

10' 10" x 8' 5" (3.30m x 2.57m)

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

Bedroom Three

9' 1" x 6' 2" (2.77m x 1.88m)

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

Shower Room

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle with panelled wall, panelled ceiling with spot lights, towel radiator, tiled walls, laminate flooring and a window to the rear.

Front Garden

Driveway to the front and side.

Rear Garden

With raised lawn, raised patio seating area, paved around conservatory, wooden shed and a timber fence surround.

Garage

With manual door, electrics and a window to the side.



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Welcome to

Went Garth, Pontefract

- ***GUIDE PRICE £230,000 - £240,000***
- Three Bedroom Semi-Detached House
- Driveway and Garage
- Conservatory
- Popular Location

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

guide price

£230,000 - £240,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
PON119400 - 0002

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