



Bond Street, Pontefract WF8 2JR

Welcome to

Bond Street, Pontefract

Charming two-bed mid-terrace on Bond Street with a bright living space, modern kitchen, on-street parking and a surprisingly large rear garden, all close to Pontefract's shops, schools and transport links.



Entrance Hall

With a UPVC double glazed front entrance door and a gas central heating radiator.

Lounge

13' 2" x 11' 3" (4.01m x 3.43m)

With a window to the front, feature chimney breast and a gas central heating radiator.

Dining Kitchen

14' 3" x 11' 4" (4.34m x 3.45m)

A fitted kitchen consisting of wall, base and drawer units with wood effect work surfaces over, electric hob, electric oven, sink and drainer, space for fridge freezer, tiled splash back, large storage cupboard housing the boiler and a window to the rear.

Utility Room

9' 6" x 9' 4" (2.90m x 2.84m)

With a window to the rear, side entrance door, plumbing for washing machine and vinyl floor covering.

Bedroom One

13' 6" x 11' 6" (4.11m x 3.51m)

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

Dressing Room

3' 4" x 13' 5" (1.02m x 4.09m)

With a window to the front.

Bedroom Two

11' 4" x 9' 5" (3.45m x 2.87m)

With a window to the rear aspect, storage cupboard and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle, tiled bath, vinyl floor covering and a window to the rear.

Front Garden

With on street parking to the front, a low maintenance decked seating area, timber gate, timber fence surround and a ginnel to the side.

Rear Garden

Shared access to the rear to neighbouring bins and maintenance area. and a further lawned garden area.



view this property online williamhbrown.co.uk/Property/PON119779



Welcome to

Bond Street, Pontefract

- Two Bedroom Mid-Terrace Home
- Utility Room
- Ideal For First Time Buyers
- Low Maintenance Rear Garden
- On Street Parking

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

offers over

£140,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON119779



Property Ref:
PON119779 - 0002

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



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



williamhbrown.co.uk