



Bronte Court, Pontefract WF8 1NR

Welcome to

Bronte Court, Pontefract

GUIDE PRICE £160,000 - £170,000 Three bedroom mid-townhouse located in Pontefract. Off street parking, fully enclosed garden to the rear, and neutral decor throughout. Perfect for a FIRST TIME BUYER or ideal for someone looking to downsize. Must be viewed!!!



Entrance Hall

With an aluminium door to the front and a gas central heating radiator.

Lounge

12' 10" x 12' 9" (3.91m x 3.89m)

With a UPVC double glazed window to the front aspect, under stairs storage cupboard and a gas central heating radiator.

Kitchen

14' 9" x 8' 4" (4.50m x 2.54m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, gas hob, electric oven, plumbing for washing machine, space for free standing fridge freezer, cupboard housing the boiler, gas central heating radiator, French doors to the rear and a UPVC double glazed window to the rear aspect.

Landing

With a cupboard housing the boiler and access to the loft.

Bedroom One

8' 2" x 9' 9" (2.49m x 2.97m)

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Bedroom Two

10' 3" x 8' 2" (3.12m x 2.49m)

With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

Bedroom Three

6' 7" x 6' 3" (2.01m x 1.91m)

With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath, part tiled to walls, vinyl flooring, chrome heated towel rail and a UPVC double glazed window to the front aspect.

Front Garden

Open plan lawned area to the front with parking adjacent to the property.

Rear Garden

Well enclosed lawned garden, patio seating area, rear gate leading to the car park and a timber fence surround.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Bronte Court, Pontefract

- ***GUIDE PRICE £160,000 - £170,000***
- Three Bedroom Mid-Townhouse
- Local Amenities
- Driveway
- Enclosed Garden

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

guide price

£160,000 - £170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118342 - 0007

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.

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