



**Princes Drive, Pontefract WF8 4SP**

**Welcome to**

**Princes Drive, Pontefract**

\*\*\*GUIDE PRICE £270,000-£280,000\*\*\*Modern three-bedroom, three-storey semi-detached townhouse in Pontefract. Features kitchen, lounge/diner with garden access, master bedroom with ensuite facilities, family bathroom, double driveway, EV charging, and enclosed rear garden with patio, lawn, and decking. Ready to move into.



**Entrance Hall**

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

**Wc**

With a low level flush WC, wash hand basin, laminate flooring and a gas central heating radiator.

**Lounge/ Diner**

15' x 15' 5" ( 4.57m x 4.70m )

With a UPVC double glazed French doors to the rear with side glass panels, laminate flooring and two gas central heating radiator.

**First Floor Landing**

A cupboard housing the boiler, window to the front and two gas central heating radiator. Stairs leading to the second floor.

**Bedroom Two**

13' 6" x 10' 7" ( 4.11m x 3.23m )

With a UPVC double glazed window to the rear aspect, laminate flooring, built in wardrobe and a gas central heating radiator.

**Bedroom Three**

9' 2" x 9' 2" ( 2.79m x 2.79m )

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

**Bathroom**

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower attached, part tiled to walls, tiled flooring, extractor fan, spot lights to the ceiling and a gas central heating radiator.

**Bedroom One**

15' 5" x 9' 5" ( 4.70m x 2.87m )

With two sky lights to the rear, laminate flooring, gas central heating radiator and loft access.

**Ensuite**

A three piece suite consisting of a low level flush WC, wash hand basin, shower cubicle, tiled flooring and sky light to the front.

**Front Garden**

A double driveway to the front, an outside light, electric vehicle charging point, and timber gate to the rear.

**Rear Garden**

A lawned garden, decked seating area, garden shed and timber fence surround.



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**Welcome to**

## **Princes Drive, Pontefract**

- \*\*\*GUIDE PRICE £270,000 - £280,000\*\*\*
- Three Bedroom Semi-Detached House
- NO ONWARD CHAIN
- Ensuite To Master Bedroom
- Double Driveway

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 128.00

Ground Rent: 400.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£270,000 - £280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON119321 - 0003

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