



**William Street, Pontefract WF8 2FT**



**Welcome to**

**William Street, Pontefract**

\*\*\*GUIDE PRICE £230,000 - £240,000\*\*\* Modern three-bedroom semi-detached on a popular Pontefract development. Features include a spacious kitchen with patio doors, en-suite master, double driveway, enclosed garden with decking and summer house. Stylish, practical, and ready to move into.



### **Entrance Hall**

With a composite front entrance door, laminate flooring and gas central heating radiator.

### **Wc**

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

### **Lounge**

11' 8" x 16' 7" ( 3.56m x 5.05m )

With two UPVC double glazed windows to the front and side aspect, media wall with feature electric fire and a gas central heating radiator.

### **Kitchen/Diner**

15' 1" x 10' 5" ( 4.60m x 3.17m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric hob, electric oven, extractor fan, stainless steel sink and drainer, integrated washing machine, dryer, laminate flooring, cupboard housing the boiler, under stairs storage cupboard, gas central heating radiator, UPVC double glazed window to the rear and French doors to the rear.

### **Landing**

With access to the loft, storage cupboard and a gas central heating radiator.

### **Bedroom One**

8' 5" x 12' ( 2.57m x 3.66m )

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

### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, extractor fan, vinyl floor covering, a gas central heating radiator and a UPVC double glazed window to the side aspect.

### **Bedroom Two**

8' 5" x 10' 3" ( 2.57m x 3.12m )

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

### **Bedroom Three**

8' 9" x 6' 4" ( 2.67m x 1.93m )

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

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, panelled bath, extractor fan, vinyl flooring, tiled splash back, gas central heating radiator and a UPVC double glazed window to the rear aspect.

### **Rear Garden**

With an artificial lawned area, decked seating area, garden sun room/bar, side timber gate and a timber fencing surround.

### **Garden Sun Room/ Bar**

9' 5" x 11' 8" ( 2.87m x 3.56m )

With French doors with side glass panels, electric wall heaters,, laminate flooring and fully insulated.



**view this property online** [williamhbrown.co.uk/Property/PON118401](http://williamhbrown.co.uk/Property/PON118401)



## Welcome to

### William Street, Pontefract

- \*\*\*GUIDE PRICE £230,000 - £240,000\*\*\*
- Three Bedroom Semi-Detached
- Ensuite To Master Bedroom
- Downstairs WC
- Double Driveway To The Side

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

guide price

**£230,000 - £240,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williambrown.co.uk/Property/PON118401](http://williambrown.co.uk/Property/PON118401)



Property Ref:  
PON118401 - 0004

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@williambrown.co.uk](mailto:Pontefract@williambrown.co.uk)



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



**[williambrown.co.uk](http://williambrown.co.uk)**