

**Mayors Walk, PontefractWF8 2RR**

william h brown

***welcome to***

## Mayors Walk, Pontefract

An exceptional eight-bedroom semi-detached home offering spacious accommodation over multiple levels, including a self-contained three-bedroom annexe ideal for multi-generational living. Featuring generous living areas, private garden, covered parking, solar panels, and a sought-after location.





This exceptional eight-bedroom semi-detached home is arranged over multiple levels and offers an abundance of versatile living space, making it the perfect choice for a growing family. One of its standout features is the self-contained three-bedroom annexe, ideal for multi-generational living. Benefiting from its own independent stepped access leading directly into the garden, the annexe provides excellent privacy and flexibility. Internally, it comprises a living room, fitted kitchen, bathroom, and three bedrooms, with doors opening out to the garden.

The main residence welcomes you through an inviting entrance hallway, leading to a spacious family room, dining room, fitted kitchen, conservatory, and a convenient ground floor shower room. To the first floor are three well-proportioned bedrooms and a large family bathroom, while the second floor offers two further bedrooms and a generous study area on the landing, providing additional space for home working or recreation.

Externally, the property benefits from covered off-street parking and a good-sized private rear garden, perfect for families and outdoor entertaining. Solar panels further enhance the home's energy efficiency and help reduce running costs.

Situated in a highly desirable location, the property is close to a range of local amenities, well-regarded schools, and excellent transport links, making it particularly appealing for commuters.

**Agents Note**

**Ground Floor**

**Entrance Hallway**

**Shower Room**

**Family Room**
33' 6" x 9' 11" ( 10.21m x 3.02m )

**Sitting Room**
18' 6" x 10' 7" ( 5.64m x 3.23m )

**Kitchen**
10' 6" x 10' 4" ( 3.20m x 3.15m )

**Conservatory**
13' 10" x 10' 6" ( 4.22m x 3.20m )

**Basement**

**Living Room**
18' 8" x 13' 3" ( 5.69m x 4.04m )

**Kitchen**
10' 4" x 10' 2" ( 3.15m x 3.10m )

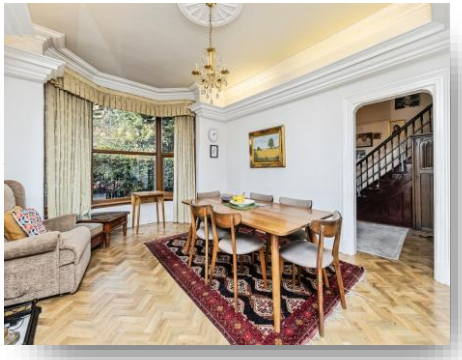
**Hallway**

**Bathroom**

**Bedroom Six**
13' 8" x 13' 3" ( 4.17m x 4.04m )

**Bedroom Seven**
10' 3" x 9' 4" ( 3.12m x 2.84m )

**Bedroom Eight**
10' 2" x 8' 10" ( 3.10m x 2.69m )







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# Mayors Walk

- No Chain
- Self Contained Three Bedroom Annexe
- Level Garden Access,
- Spacious Accommodation Set Over Several Floors
- Private Rear Garden

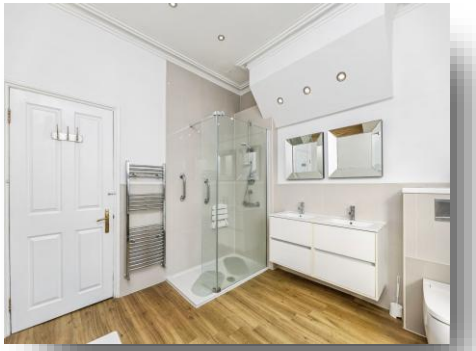
Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers over

## £500,000










Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
PON120209 - 0003

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

**01977 791406**

Pontefract@williamhbrown.co.uk

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

**williamhbrown.co.uk**