

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



HUNTERS<sup>®</sup>

SALES & LETTINGS

## Wellhams Road

Pontefract, WF8 2GH

£330,000



HUNTERS are delighted to introduce to the market this beautifully presented four-bedroom detached home, located in Pontefract.

Briefly comprising; entrance hallway, storage room, utility, living room, kitchen-diner, four bedrooms, ensuite and main bathroom.

Viewing is essential to appreciate the space and style of the property on offer.



# Area Map



# Floor Plans

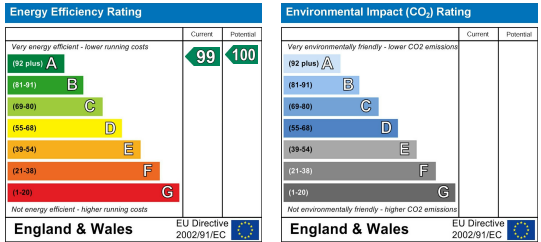
**HUNTERS**

**Ground Floor**  
Approx. 55.2 sq. metres (593.7 sq. feet)

**First Floor**  
Approx. 55.4 sq. metres (595.0 sq. feet)

Total area: approx. 110.5 sq. metres (1189.7 sq. feet)

# Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.