

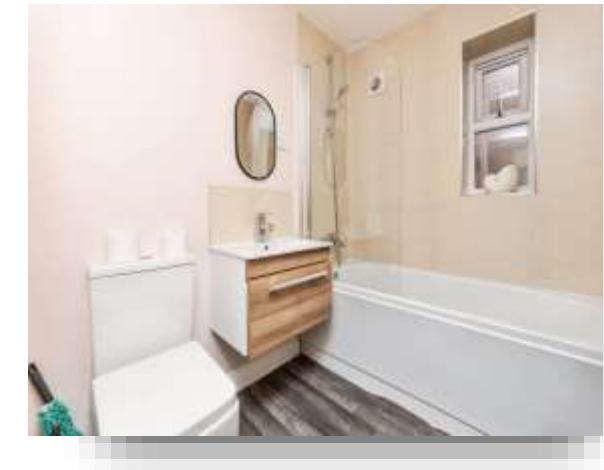


Pecan Court, Pontefract WF8 4FS

Welcome to

Pecan Court, Pontefract

Well-presented three-bedroom semi-detached home near Pontefract town centre, featuring a spacious kitchen/diner, ensuite to master, double driveway, and enclosed rear garden—ideal for families seeking comfort, convenience, and modern living.



Entrance Hall

With a front entrance door, under stairs storage cupboard, laminate flooring and a UPVC double glazed window to the front aspect.

Wc

With a low level flush WC, wash hand basin, vinyl flooring, towel radiator, spot lights and an extractor fan.

Lounge

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

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

Kitchen/ Diner

17' 5" x 10' 5" (5.31m x 3.17m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, electric oven, gas hob, extractor hood, space for fridge freezer, integrated dishwasher, cupboard housing the boiler, part tiled walls, vinyl flooring, double door to the rear and a UPVC double glazed window to the rear aspect.

Landing

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

Bedroom One

12' 8" x 10' 5" (3.86m x 3.17m)

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

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, extractor fan, spot lights to the ceiling, towel radiator, vinyl flooring and a UPVC double glazed window to the rear aspect.

Bedroom Two

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

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

Bedroom Three

8' 5" x 6' 9" (2.57m x 2.06m)

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, bath with shower over, extractor fan, spot lights to the ceiling, towel radiator, vinyl flooring and a UPVC double glazed window to the side aspect.

Front Garden

Driveway for ample off street parking.

Rear Garden

With Indian stone paving, gate to the wooden shed, side access and a wooden fence surround.



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Welcome to

Pecan Court, Pontefract

- Three Bedroom Semi-Detached Home
- Downstairs WC
- Ensuite To Master Bedroom
- Driveway For Ample Off Street Parking
- Fully Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£220,000



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Property Ref:
PON119276 - 0004

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Please note the marker reflects the postcode not the actual property

 **william h brown** Incorporating **Porter Glenny**



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