



**Broughton Road, Pontefract WF8 2GR**

**Welcome to**

**Broughton Road, Pontefract**

\*\*\*GUIDE PRICE £310,000 - £320,000\*\*\* A modern three-storey four-bedroom detached home in Pontefract with entrance hall, lounge with media wall, kitchen diner, ground-floor WC, three first-floor bedrooms, top-floor master with en-suite, driveway, garage, enclosed garden, close to local amenities.



### **Entrance Hall**

With a door to the front, under stairs storage and a gas central heating radiator.

### **Wc**

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

### **Lounge**

10' 8" x 16' 8" ( 3.25m x 5.08m )

With a window to the front, full length media wall and two gas central heating radiators.

### **Kitchen/Diner**

18' 6" x 10' ( 5.64m x 3.05m )

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, composite sink and drainer, integrated dishwasher, electric oven, electric hob, wine fridge, washing machine, space for American fridge freezer, tiled flooring, spot lights to the ceiling, a gas central heating radiator, window to the rear and a double door to the rear.

### **Landing**

With a storage cupboard and a gas central heating radiator.

### **Bedroom Two**

12' 9" x 9' 1" ( 3.89m x 2.77m )

With a window to the rear and a gas central heating radiator.

### **Bedroom Three**

14' 3" x 9' 8" ( 4.34m x 2.95m )

With a window to the front and a gas central heating radiator.

### **Bedroom Four**

9' x 9' 4" ( 2.74m x 2.84m )

With a window to the rear 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, fully tiled walls and flooring and a gas central heating radiator.

### **Bedroom One**

20' 1" To Wardrobe x 15' 1" ( 6.12m To Wardrobe x 4.60m )

With four skylights to the front, full wall sliding wardrobes 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, tiled flooring, gas central heating radiator and a sky light to the rear.

### **Front Garden**

A tarmac driveway and EV car charging port.

### **Rear Garden**

A lawned garden, paving, path, patio seating area and timber fence surround.

### **Detached Garage**

A single garage with electrics and a manual door.



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## Welcome to

### Broughton Road, Pontefract

- \*\*\*GUIDE PRICE £310,000 - £320,000\*\*\*
- Four Bedroom Detached House
- Driveway and Detached Garage
- Bathroom, En-Suite and Downstairs WC
- Open Plan Kitchen/Diner

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

guide price

**£310,000 - £320,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON118894 - 0004

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