



Larks Hill, Pontefract WF8 4NW

Welcome to

Larks Hill, Pontefract

Spacious three bedroom semi-detached having good size reception rooms, internal garage, double driveway and a generous size rear garden. Popular location of Pontefract. Close to good schools, train station and is within easy access of motorway access. Perfect for those who have to commute.



Entrance Hall

With a UPVC double glazed front entrance door.

Lounge

14' 9" x 10' 7" (4.50m x 3.23m)

With a UPVC double glazed window to the front, electric fire, marble hearth, French doors and laminate flooring.

Dining Room

10' 4" x 7' 7" (3.15m x 2.31m)

UPVC sliding patio doors, laminate flooring and gas central heating radiator with cover.

Kitchen

7' 4" x 11' 7" (2.24m x 3.53m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, a sink and half with drainer and mixer tap, breakfast bar, induction hob, electric oven, extractor fan, laminate flooring, door to the rear and a window to the to the rear.

Bedroom One

8' 7" x 11' 8" (2.62m x 3.56m)

With a window to the front, loft access, storage cupboard, laminate flooring and a gas central heating radiator with cover.

Bedroom Two

10' 4" x 10' 9" (3.15m x 3.28m)

With a window tot he rear and gas central heating radiator.

Bedroom Three

8' 3" x 7' 5" (2.51m x 2.26m)

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

Wet Room

A suite consisting of a wash hand basin, electric shower, gas central heating radiator and a window to the rear.

Wc

With a low level flush WC, wash hand basin set in a vanity unit, laminate flooring and a window to the rear.

Internal Garage

8' 10" x 16' 3" (2.69m x 4.95m)

Currently used as a utility room.

Rear Garage

A private rear garden, patio seating area, lawned garden and a timber fence surround.



view this property online williamhbrown.co.uk/Property/PON119366



Welcome to

Larks Hill, Pontefract

- Three Bedroom Semi-Detached Home
- Lounge, Dining Room, large utility
- Three decent Size Bedrooms
- Wet Room/Separate WC
- Great Size Rear Garden

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

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON119366



Property Ref:
PON119366 - 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@williamhbrown.co.uk



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



williamhbrown.co.uk