





Manor Farm Back Lane,Badsworth Pontefract WF9 1BU

william h brown

welcome to

Manor Farm Back Lane, Badsworth Pontefract

Charming three bedroom character home in sought-after Badsworth, offered with no chain. Set over three floors with a spacious top-floor lounge, courtyard garden and parking. Must be viewed.











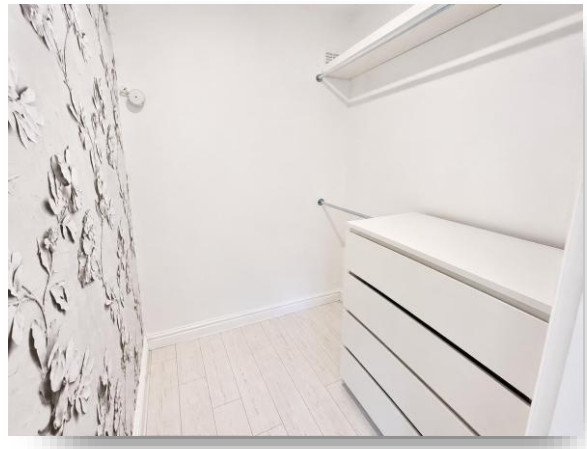

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Kitchen
16' x 11' 3" (4.88m x 3.43m)
Snug
10' 7" x 9' 2" (3.23m x 2.79m)
Bedroom Three
10' 6" x 9' 3" (3.20m x 2.82m)
Landing
Bedroom Two
10' 9" x 9' 7" (3.28m x 2.92m)
Bedroom One
11' 9" x 10' 8" (3.58m x 3.25m)
Ensuite
Walk In Wardrobe
Second Floor
Living Room
16' 7" x 18' 2" (5.05m x 5.54m)

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Manor Farm Back Lane, Badsworth
Pontefract

- Three Bedroom Character Property Set Over Three Floors
- NO CHAIN
- Allocated Parking
- Two Reception Rooms
- Ensuite To Master

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

£375,000





view this property online williamhbrown.co.uk/Property/PON120270



Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref:
PON120270 - 0002

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.

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