

Ilberts Way, PontefractWF8 4SQ

william h brown

welcome to

Ilberts Way, Pontefract

Well-presented three-bedroom three-storey home on a popular Pontefract development. Featuring a kitchen/diner, master bedroom with en-suite, double driveway and enclosed rear garden. Must be viewed!





Situated on a popular modern development in Pontefract, this well-presented three-bedroom, three-storey mid-terraced home offers spacious and versatile accommodation throughout, making it an ideal purchase for first-time buyers, families and professionals alike. Internal viewing is highly recommended to fully appreciate what this fantastic property has to offer.

The accommodation briefly comprises an entrance hall, downstairs WC, comfortable living room and a modern kitchen/diner with patio doors leading out to the fully enclosed rear garden, creating an excellent space for both everyday living and entertaining.

To the first floor there are two well-proportioned bedrooms and a family bathroom. Occupying the entire second floor is the impressive master bedroom, benefiting from ensuite facilities and providing a private retreat away from the rest of the home.

Externally, the property enjoys a double driveway to the front providing off-street parking, while to the rear is a fully enclosed garden offering a safe and secure outdoor space for families and pets.

Beautifully maintained and ready to move straight into, this superb home must be viewed to appreciate the size, layout and standard of accommodation on offer.

Agents Note

Entrance Hall

Living Room
15' 6" x 14' 9" (4.72m x 4.50m)

Downstairs Wc

Kitchen/Diner
10' 8" x 8' 6" (3.25m x 2.59m)

Landing

Bedroom Two
15' 6" x 9' 9" (4.72m x 2.97m)

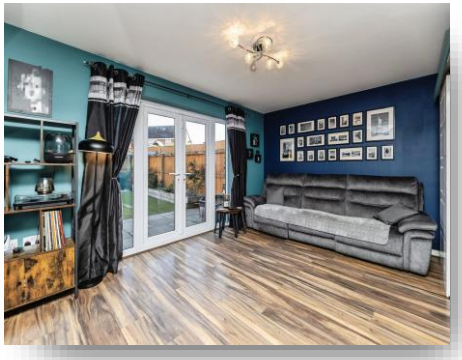
Bedroom Three
9' 1" x 8' 10" (2.77m x 2.69m)

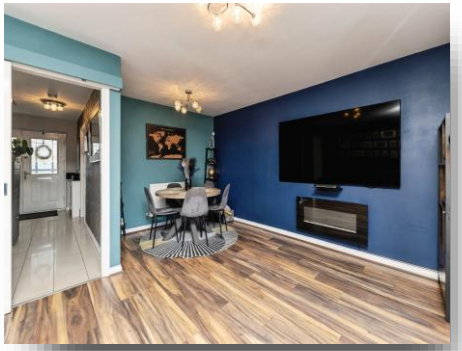
Bathroom

Second Floor

Master Bedroom
15' 7" x 9' 5" (4.75m x 2.87m)

Ensuite







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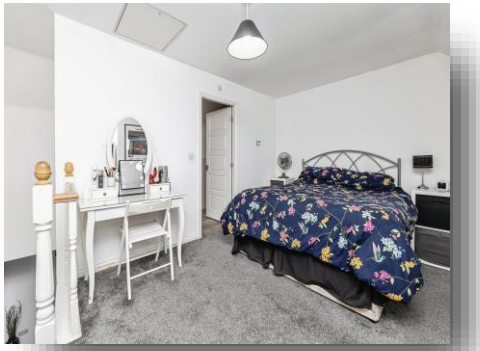
Ilberts Way

- Three Bedroom Three Storey Mid Townhouse
- Downstairs WC
- Ensuite To Master Bedroom
- Double Driveway
- Fully Enclosed Rear Garden

Tenure: Leasehold EPC Rating: B
Council Tax Band: A Service Charge: 120.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 299 years from 26 Jun 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
PON120327 - 0003

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