

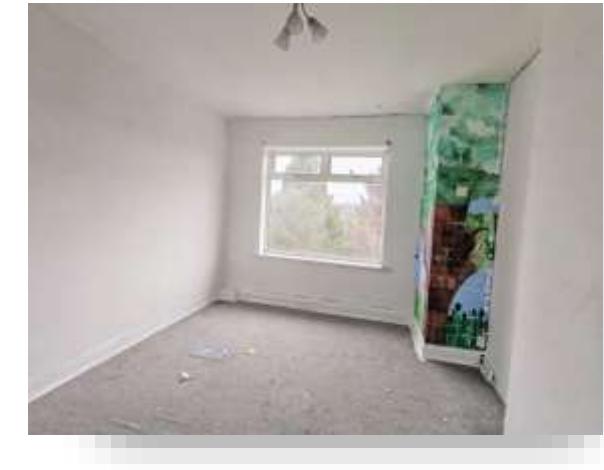
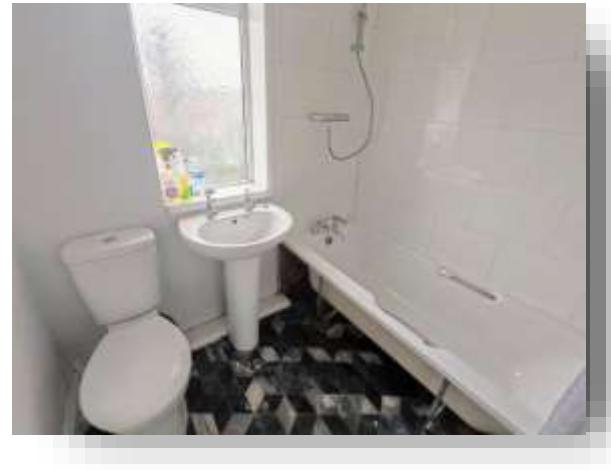
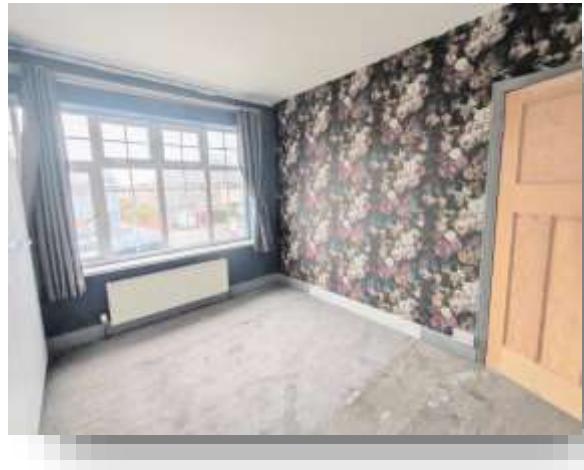
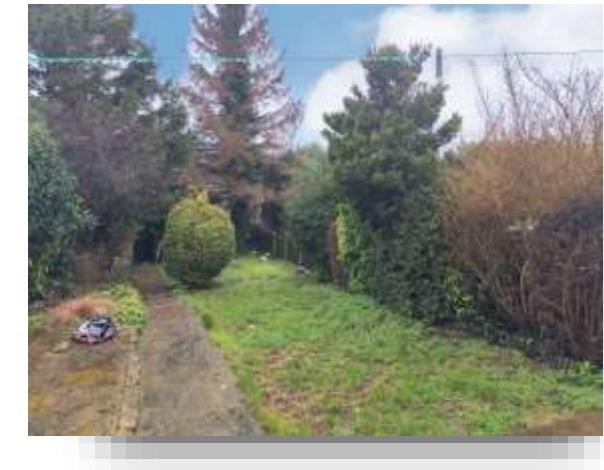


Orchard Head Lane, Pontefract WF8 2NJ

Welcome to

Orchard Head Lane, Pontefract

A three-bedroom semi-detached home in Pontefract offering an open-plan lounge-diner, kitchen, family bathroom, lawned front garden, spacious enclosed rear garden and brick outbuilding. In need of modernisation and ideally located for local amenities, transport links and schools.



Entrance Hall

With door to the front, window to the front, under stairs storage and vinyl flooring.

Lounge

10' 11" x 11' 2" (3.33m x 3.40m)

With a bay window to the front, laminate flooring and a gas central heating radiator.

Dining Room

12' 7" x 10' 11" (3.84m x 3.33m)

With a double door to the rear, vinyl flooring and a gas central heating radiator.

Kitchen

8' 8" x 8' 4" (2.64m x 2.54m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric oven, gas hob, extractor hood, stainless steel sink and drainer, space for washing machine, tiled flooring, gas central heating radiator, door to the side and a window to the rear.

Landing

A window to the side and loft access.

Bedroom One

12' 8" x 10' 4" (3.86m x 3.15m)

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

Bedroom Two

11' 3" x 9' 2" (3.43m x 2.79m)

With a window to the front, built in cupboards and a gas central heating radiator.

Bedroom Three

9' 2" x 6' 2" (2.79m x 1.88m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath with shower over, vinyl flooring, part tiled to walls and a window to the rear.

Front Garden

A raised lawn, concrete path to the front and side, wall and fencing to boundary.

Rear Garden

A lawned garden, shrubbed boarders, established trees, concrete patio seating area and walls and fence to boundary.

Garage

With a door to the front, window to the front and double door to the side.



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Welcome to

Orchard Head Lane, Pontefract

- Three Bedroom Semi-Detached House
- In Need Of Modernisation
- Spacious Garden
- Close To Local Amenities
-

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£150,000



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Property Ref:
PON119339 - 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.

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Please note the marker reflects the postcode not the actual property



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