



The Courtyard, Pontefract WF8 2UY

Welcome to

The Courtyard, Pontefract

GUIDE PRICE £180,000 - £190,000 A well-presented two-bedroom semi-detached home in Pontefract, offering a lounge, kitchen diner, two double bedrooms and a family bathroom. Outside features include a low-maintenance front garden with drive and an enclosed rear garden with lawn & patio.



Entrance Hall

With a front entrance door, laminate flooring and a gas central heating radiator.

Lounge

13' 5" x 12' 7" (4.09m x 3.84m)

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

Kitchen

12' 8" x 9' 10" (3.86m x 3.00m)

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

Landing

With access to the loft.

Bedroom One

8' 4" x 9' 6" (2.54m x 2.90m)

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

Bedroom Two

8' 4" x 9' 6" (2.54m x 2.90m)

With a window to the front, bulk head storage and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath with electric shower over, extractor fan, tiled floor and walls, gas central heating radiator and a window to the side.

Front Garden

Driveway and shrubs.

Rear Garden

A lawned garden paved patio seating area, wooden shed and timber fence surround.

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.



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Welcome to

The Courtyard, Pontefract

- *** GUIDE PRICE £180,000 - £190,000***
- Two Bedroom Semi-Detached Home
- Kitchen/Diner
- Popular Pontefract Location
- Ideal First Time Buyer Opportunity

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

guide price

£180,000 - £190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119513 - 0005

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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