



Bond Street, Pontefract WF8 2JR

Welcome to

Bond Street, Pontefract

GUIDE PRICE £140,000 - £150,000Perfect for first-time buyers, this spacious three-bedroom mid-terrace home is set in a cul-de-sac location close to Pontefract town centre, the train station, and the M62. Offering a lounge, dining kitchen, three bedrooms, a bathroom, and a private garden.



Entrance Porch

Entrance Hall

Living Room

14' 10" x 12' 2" (4.52m x 3.71m)

Dining Kitchen

17' 9" x 10' 8" (5.41m x 3.25m)

Landing

Bedroom Two

18' 3" x 9' 4" (5.56m x 2.84m)

Bedroom Three

10' 9" x 7' 7" (3.28m x 2.31m)

Bathroom

Bedroom One

17' 6" x 17' 4" (5.33m x 5.28m)

Second Floor Landing

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

Bond Street, Pontefract

- ***GUIDE PRICE £140,000 - £150,000***
- Three Bedroom Three Storey Mid-Terrace
- Deceptively Spacious
- Perfect For The First Time Buyer
- Spacious Lounge And Dining Kitchen

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

guide price

£140,000 - £150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON120006 - 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.



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