



Castlegate Drive, Pontefract WF8 4SG

Welcome to

Castlegate Drive, Pontefract

GUIDE PRICE £330,000 - £340,000A stylish four-bedroom detached home in Pontefract, offering an entrance hall, modern kitchen, lounge and spacious conservatory, plus a family bathroom, driveway and garage. Outside features include a lawned front garden and a private, enclosed rear garden.



Entrance Hall

With front entrance door and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, towel radiator and a window to the side.

Lounge

21' 6" x 10' 11" (6.55m x 3.33m)

With a window to the front, electric fire, double door to the rear and two gas central heating radiators.

Kitchen

16' 10" x 12' 3" (5.13m x 3.73m)

A fitted kitchen consisting of wall, base and drawer units with Quartz work surfaces over, island unit also with Quartz work surfaces, integrated gas hob, two electric ovens, stainless steel sunken sink, space for fridge freezer, panel to splash back, under stairs storage, washing machine, dishwasher, extractor hood, laminate flooring, gas central heating radiator and two windows to the front.

Conservatory

10' 6" x 20' 1" (3.20m x 6.12m)

With an engineered oak flooring, UPVC and brick construction, solid roof and two gas central heating radiators.

Bedroom One

12' 6" x 11' 2" (3.81m x 3.40m)

With a window to the front, fitted wardrobes, over stairs storage and a gas central heating radiator.

Bedroom Two

12' 7" x 9' 2" (3.84m x 2.79m)

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

Bedroom Three

8' 8" x 7' 10" (2.64m x 2.39m)

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

Bedroom Four

8' 8" x 6' 2" (2.64m x 1.88m)

With a window to the side, access to the loft and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower, bath, extractor fan, part tiled, spot lights to the ceiling, vinyl tiles and a window to the rear.

Front Garden

Lawn, paved path and driveway and garage.

Rear Garden

Lawned garden, paving, shrubs, wooden shed and timber fence surround.

Garage

Brick built with an up and over door.

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

Castlegate Drive, Pontefract

- ***GUIDE PRICE £330,000 - £340,000***
- Four Bedroom Detached House
- Large Modern Kitchen
- Spacious Conservatory
- Driveway And Garage

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

guide price

£330,000 - £340,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118892 - 0007

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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william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



williamhbrown.co.uk