



Poppy Fields Way, Pontefract WF8 4FP

Welcome to

Poppy Fields Way, Pontefract

Well-presented and substantial four-bedroom detached home on a popular modern development, close to Pontefract town centre, excellent transport links and local schools. Boasting a spacious kitchen diner, sun room, utility, en-suite, garage, driveway and private rear garden.



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.

Entrance Hall

Wc

Lounge

17' 5" x 8' 7" (5.31m x 2.62m)

Kitchen/Diner

18' 4" x 8' 5" (5.59m x 2.57m)

Utility Room

6' 1" x 5' 11" (1.85m x 1.80m)

Sunroom

17' 1" x 7' 11" (5.21m x 2.41m)

Landing

Bedroom One

13' 7" x 10' 1" (4.14m x 3.07m)

Bedroom Two

14' 1" x 10' 1" (4.29m x 3.07m)

Bedroom Three

12' 2" x 8' 11" (3.71m x 2.72m)

Bedroom Four

10' 11" x 7' 5" (3.33m x 2.26m)

Bathroom

Attached Garage

20' 1" x 10' (6.12m x 3.05m)



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Welcome to

Poppy Fields Way, Pontefract

- Substantial Four Bedroom Detached
- Modern Development
- Large Open Plan Kitchen Diner
- Sun Room
- Ensuite To Master Bedroom

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

offers over
£335,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119946 - 0002

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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