

**2 The Orchard,
Pontefract, WF8 3RS**

- # Situated within a popular location on the outskirts of Pontefract
- # Extended 3/4 Semi Detached House
- # Two Bathrooms
- # Gas Central Heating & UPVC Double Glazing
- # Gardens to three sides and a brick built double detached garage
- # Energy Performance Rating "C"

GUIDE PRICE**£300,000**

DESCRIPTION

This property is situated within a popular and established location on the outskirts of the township and is considered to be within easy reach and access to Pontefract and road networks alike. The property has been extended to the side and can offer 3/4 bedrooms, a utility room, shower Room/w.c. to the ground floor. Also having gas fired central heating with the benefit of a recently installed gas combination boiler and UPVC double glazed windows. Outside there are mature gardens to the front, side and rear and there is also a driveway that leads up to a brick built double detached garage.

The Accommodation comprises: -

RECEPTION HALL with open plan staircase to the first floor, store cupboard.

THROUGH LOUNGE/DINING AREA: - 27ft 3in x 11ft 11in narrowing to 10ft 4in (8.31m x 3.63m narrowing to 3.15m) and having a fire surround with gas fire, two central heating radiators, built in book and cd storage unit and sliding patio door to the rear garden.

KITCHEN: - 10ft 4in x 8ft 9in (3.15m x 2.67m) with a window overlooking the rear garden and includes a range of base and wall mounted cupboard/drawer units with sink unit, Neff electric oven with gas hob and extractor hood, central heating radiator.

UTILITY ROOM with a range of cupboard units and worktops and sink unit, plumbing for automatic washer and tumble dryer space.

SHOWER ROOM with a corner shower cubicle, wash basin and low flush w.c., tiling to walls and a central heating radiator.

STUDY/BEDROOM No 4 with central heating radiator.

STAIRCASE leads to a: -

FIRST FLOOR

GALLERIED LANDING

FRONT BEDROOM No. 1: - 12ft x 10ft 10in (3.66m x 3.3m) with built in wardrobe and a central heating radiator.

REAR BEDROOM No. 2: - 12ft x 9ft 7in (3.66m x 2.9m) with built in wardrobes, central heating radiator and eaves storage cupboard.

REAR BEDROOM No. 3: - 16ft 8in x 6ft 7in (5.08m x 2.02m) with two windows to the rear and a central heating radiator.

BATHROOM includes a 3 piece suite with panelled bath with shower above, wash basin and a low flush w.c. Part tiling to walls and access to the roof space.

OUTSIDE

The property has mature gardens that include lawns, patio and these extend to three sides and there is a driveway that leads up to the brick built detached garage with twin access doors to the front (18ft 2in x 16ft 1in (5.56m x 4.9m) and had light and power.

SERVICES

All Mains Services are assumed to be connected.

TENURE

Freehold

COUNCIL TAX BAND

Wakefield MDC - C

VIEWING

Strictly by prior appointment with the Agents
Abson Blaza Property Services 01977 780599.







Ground Floor

For Identification Purposes Only



First Floor

NOTE TO PROSPECTIVE PURCHASERS:

Room measurements & Floor Plans:

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

Tenure & Boundaries:

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Services:

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers. The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

Additional Information:

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property