



Orchard Head Lane, Pontefract WF8 2NJ



Welcome to

Orchard Head Lane, Pontefract

GUIDE PRICE £140,000 - £150,000 In need of modernisation! Open-plan lounge-diner, kitchen, family bathroom, a lawned front garden, and a spacious enclosed rear garden with brick outbuilding.



Entrance Hall

With door to the front, window to the front, under stairs storage and vinyl flooring.

Lounge

10' 11" x 11' 2" (3.33m x 3.40m)

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

Dining Room

12' 7" x 10' 11" (3.84m x 3.33m)

With a double door to the rear, vinyl flooring and a gas central heating radiator.

Kitchen

8' 8" x 8' 4" (2.64m x 2.54m)

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

Landing

A window to the side and loft access.

Bedroom One

12' 8" x 10' 4" (3.86m x 3.15m)

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

Bedroom Two

11' 3" x 9' 2" (3.43m x 2.79m)

With a window to the front, built in cupboards and a gas central heating radiator.

Bedroom Three

9' 2" x 6' 2" (2.79m x 1.88m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath with shower over, vinyl flooring, part tiled to walls and a window to the rear.

Front Garden

A raised lawn, concrete path to the front and side, wall and fencing to boundary.

Rear Garden

A lawned garden, shrubbed borders, established trees, concrete patio seating area and walls and fence to boundary.

Garage

With a door to the front, window to the front and double door to the side.



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Welcome to

Orchard Head Lane, Pontefract

- ***GUIDE PRICE £140,000 - £150,000***
- In Need Of Modernisation
- Kitchen with scope to redesign
- Open-plan lounge diner
- Generous gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£140,000 - £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119339 - 0006

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