



Battle Grove, Pontefract WF8 4GF

Welcome to

Battle Grove, Pontefract

GUIDE PRICE £300,000 - £310,000 Modern three-storey semi-detached with solar panels, heat source pump and reduced bills. Versatile first floor room (lounge/bedroom), bright first-floor living, ensuite master, two further bedrooms, stylish bathroom and a garden with patio and deck.



Entrance Hall

Wc

Open Plan Kitchen Diner

27' 6" x 13' 5" (8.38m x 4.09m)

Utility Cupboard

Landing

Lounge

10' 3" x 14' 5" (3.12m x 4.39m)

Bedroom One

12' 3" x 10' 2" (3.73m x 3.10m)

Ensuite

Second Floor Landing

Bedroom Two

Bedroom Three

13' 7" x 17' 5" (4.14m x 5.31m)

Bathroom

Front & 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.



view this property online williamhbrown.co.uk/Property/PON119942



Welcome to

Battle Grove, Pontefract

- ***GUIDE PRICE £300,000 - £310,000***
- Three-bed semi-detached home
- Ground-floor convenience
- First-floor living
- Upper-floor bedrooms

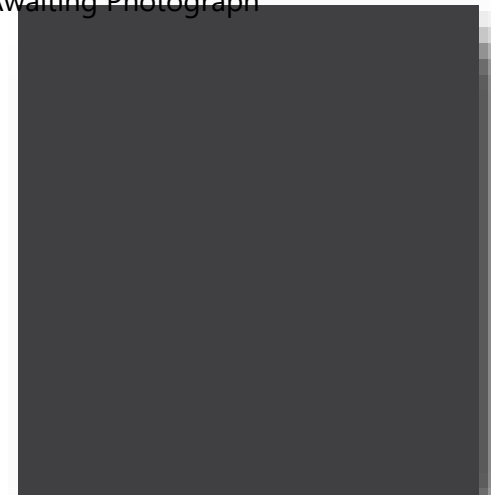
Tenure: Freehold EPC Rating: B
Council Tax Band: D

guide price

£300,000 - £310,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON119942



Property Ref:
PON119942 - 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.



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk