



Darrington Road, Pontefract WF8 3RY

welcome to

Darrington Road, Pontefract

GUIDE PRICE ***£310,000-£320,000 Immaculate and recently refurbished three-bedroom semi-detached home with open-plan kitchen, spacious lounge and dining room, cellar, modern bathroom, driveway, garage and a stunning large south-facing garden — a stylish, turn-key property in a sought-after location.



Open Plan Kitchen

13' 8" x 6' 8" (4.17m x 2.03m)

A fitted kitchen consisting of wall, base and drawer units with solid wood work surfaces over, gas hob, fan oven, extractor fan, dishwasher, under counter fridge freezer, plumbing for washing machine, LVT flooring, windows to the front and side and a composite front entrance door.

Dining Room

12' 6" x 12' 6" (3.81m x 3.81m)

With two windows to the front and a gas central heating radiator.

Inner Hall

Access into the cellar and LVT flooring.

Downstairs Wc

With a low level flush WC, wash hand basin set in a vanity unit, window to the side and a rear door.

Living Room

17' 8" x 13' 2" (5.38m x 4.01m)

With UPVC French doors to the rear, multi fuel log burner with slate heart and timber shelf, LVT flooring and a gas central heating radiator.

Landing

With a window to the side and a loft hatch with pull down ladder.

Bedroom One

11' 2" x 10' 8" (3.40m x 3.25m)

A spacious room comfortably fitting a super king sized bed and pleasant views with a window to the rear, built in wardrobes and a gas central heating radiator.

Bedroom Two

12' 6" x 10' 6" (3.81m x 3.20m)

A Generous double room with fitted wardrobes, window to the front and a gas central heating radiator.

Bedroom Three

6' 6" x 5' 9" (1.98m x 1.75m)

With a window to the front, fitted wardrobes 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 cubicle, tiled flooring, part tiled to walls, panelled bath, a chrome heated towel rail and a window to the rear.

Front Garden

A large blocked paved driveway to the front, paved and gravelled.

Rear Garden

A very large south facing rear garden, neatly laid to lawn, patio seating area detached garage with rear French doors and a timber fence surround.

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

Darrington Road, Pontefract

- GUIDE PRICE ***£310,000-£320,000 ***
- Three-bedroom semi-detached home
- Open-plan kitchen
- Downstairs WC
- Lounge and separate dining room

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

£310,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119939 - 0010

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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