



Ferrybridge Road, Pontefract WF8 2PD

welcome to

Ferrybridge Road, Pontefract

GUIDE PRICE £220,000 - £230,000 Three-bedroom detached home in Pontefract featuring an entrance hall, lounge, open-plan kitchen/diner, utility room, two double bedrooms, one single bedroom, family bathroom, separate WC, driveway, garage, enclosed rear garden.



Situated in a popular residential location close to Pontefract town centre, this well-presented three-bedroom detached home offers spacious accommodation ideal for families and professional couples alike.

The property briefly comprises an inviting entrance hall, a generous lounge, and a modern open-plan kitchen/diner, perfect for everyday living and entertaining. A practical utility room provides additional storage and workspace.

To the first floor are two spacious double bedrooms, a well-proportioned single bedroom, a family bathroom, and a separate WC for added convenience.

Externally, the property benefits from a front garden with a driveway providing off-street parking. To the rear is an enclosed garden, offering a private outdoor space for relaxing and entertaining, along with a garage providing useful storage or additional parking.

Conveniently located close to Pontefract town centre, the property enjoys easy access to a range of local amenities, well-regarded schools, and excellent transport links, making it an ideal choice for growing families. Early viewing is highly recommended.

Agents Note

Entrance Hall

Lounge

12' 2" x 12' 11" (3.71m x 3.94m)

Kitchen

19' 1" x 11' 8" (5.82m x 3.56m)

Utility Room

4' x 6' (1.22m x 1.83m)

Bedroom One

11' 5" x 12' 7" (3.48m x 3.84m)

Bedroom Two

11' 11" x 11' 5" (3.63m x 3.48m)

Bedroom Three

7' 3" x 6' 2" (2.21m x 1.88m)

Bathroom

Wc

Garage



view this property online williamhbrown.co.uk/Property/PON120068



welcome to Ferrybridge Road

- ***GUIDE PRICE £220,000 - £230,000***
- Detached House
- Three Bedrooms
- Spacious Kitchen Diner
- Enclosed Rear Garden

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

guide price
£220,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON120068



Property Ref:
PON120068 - 0003

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