



Castle Way, PONTEFRACT WF8 2FY



Welcome to

Castle Way, PONTEFRACT

GUIDE PRICE £250,000 - £260,000 Modern three bedroom semi-detached in Pontefract with lounge, kitchen, WC, en-suite master, bathroom, gardens and driveway. Close to town centre, schools, amenities and transport links.



Entrance Hall

With a front entrance door, vinyl flooring, boiler cupboard and a gas central heating radiator.

Wc

with a low level flush WC, wash hand basin, extractor fan, vinyl flooring and a gas central heating radiator.

Lounge

15' 7" x 9' 10" (4.75m x 3.00m)

With double doors to the side, media wall, electric fire, spot lights, gas central heating radiator and a window to the front.

Kitchen

16' 8" x 9' 8" (5.08m x 2.95m)

A fitted kitchen consisting of wall, base and drawer unit with laminate work surfaces over, integrated oven, grill, gas hob, washing machine, dishwasher, extractor hood, stainless steel sink and drainer, glass splash back, LVT flooring, spot lights to the ceiling, gas central heating radiator, a window to the front and two windows to the side aspect.

Landing

With access to the loft and a gas central heating radiator.

Bedroom One

12' 3" x 10' (3.73m x 3.05m)

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

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, extractor fan, tiled flooring, part tiled walls and a towel radiator.

Bedroom Two

9' 7" x 9' 4" (2.92m x 2.84m)

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

Bedroom Three

9' 9" x 6' 11" (2.97m x 2.11m)

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, extractor fan, tiled flooring and walls, towel radiator and a window to the front aspect.

Front Garden

Tarmac driveway for multiple cars, lawned garden, path and shrubs surround.

Rear Garden

With a lawned garden, patio, side access and wall surround.



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Welcome to

Castle Way, PONTEFRACT

- ***GUIDE PRICE £250,000 - £260,000***
- Three Bedroom Semi-Detached House
- Downstairs WC
- En-Suite and Family Bathroom
- Driveway

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

guide price

£250,000 - £260,000



view this property online [williamhbrown.co.uk/Property/PON119056](https://www.williamhbrown.co.uk/Property/PON119056)

Please note the marker reflects the
postcode not the actual property



Property Ref:
PON119056 - 0003

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