



Willow Bank Drive, Pontefract, WF8

£210,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

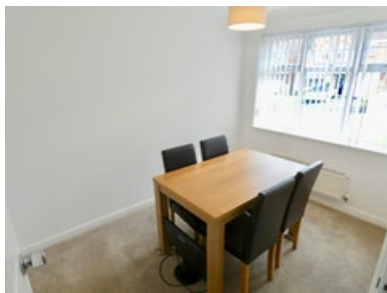
New to the market is this immaculately presented three bedroom detached family home. Situated in a popular residential area of Pontefract with good access to the motorway network the property briefly comprises; Entrance hall, separate dining room, downstairs w/c, living room and kitchen. To the first

Key features:

- Three Double Bedrooms
- Master En-Suite
- Family Bathroom
- Downstairs W/C
- Spacious garden
- Single Garage With Private Driveway

Extra info:

- **Property Age:** 19 years
- **Council Tax:** Band D (£1669.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



New to the market is this immaculately presented three bedroom detached family home. Situated in a popular residential area of Pontefract with good access to the motorway network the property briefly comprises; Entrance hall, separate dining room, downstairs w/c, living room and kitchen. To the first floor, three double bedrooms with the master benefiting from an en-suite and a family bathroom. To the rear is a spacious garden and to the front is a private driveway with single garage. Viewing of this property is highly recommended.

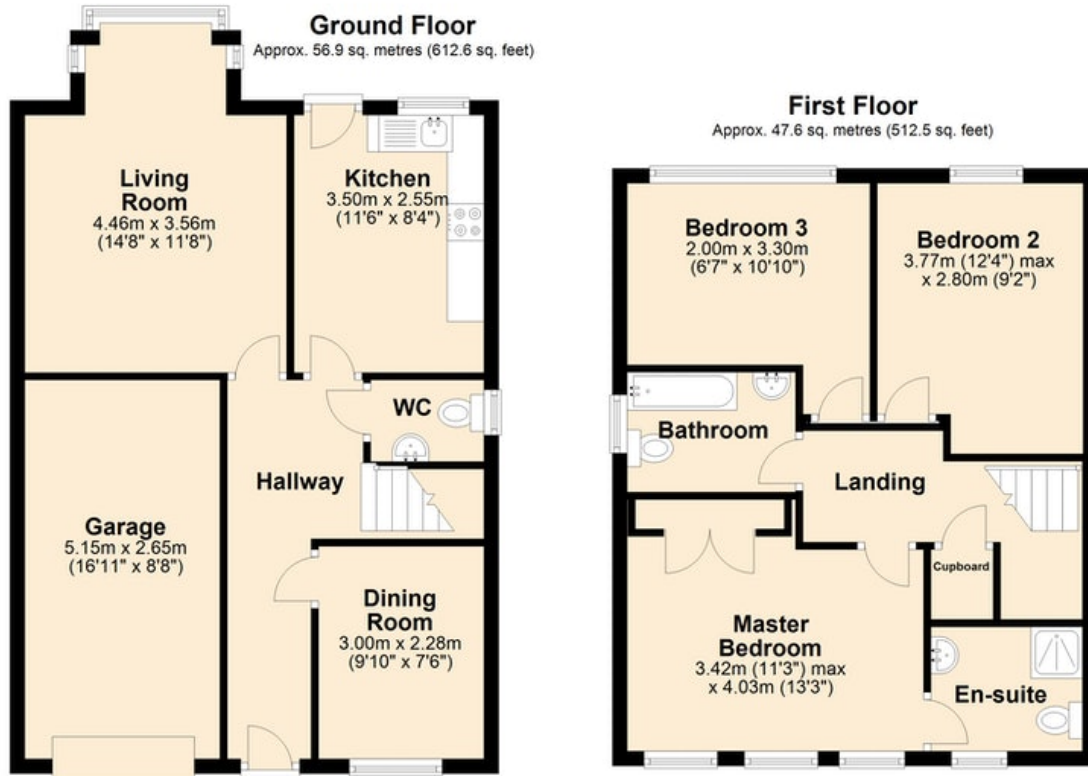
Internally, the property has an entrance hall with laminate flooring. Leading through to the right is the family dining room with views to the front aspect. Through to the end of the hallway is the downstairs w/c comprising of; low flush w/c and pedestal hand washbasin. Continuing through the hallway is the kitchen area with a range of modern wall and base units with integrated gas hob and electric oven, washbasin with drainer and mixer tap. A uPVC door gives access to the rear garden. The living room provides a light and bright area with an impressive bay window with views to the rear aspect, gas fire with hearth adds an ideal centrepiece to this family living room.

To the first floor, the landing provides additional an additional storage cupboard, leading through the landing is the master bedroom which benefits from fitted wardrobes and an en-suite comprising of; low flush w/c, pedestal hand wash basin and shower cubicle. The family bathroom benefits from a three-piece suite with shower over and is fully tiled from floor to ceiling. The third double bedroom provides views to the rear aspect along with the second double bedroom. The property benefits from double glazing throughout and gas central heating.

Externally, the front of the property has a private driveway with single garage and grass verges to the sides. To the rear of the property is the spacious garden mainly laid to lawn with a patio area for outside dining and entertaining.

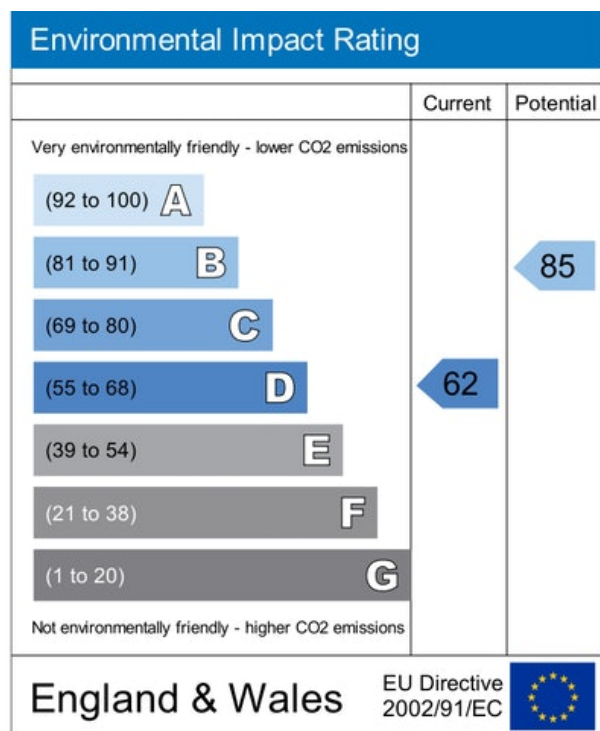
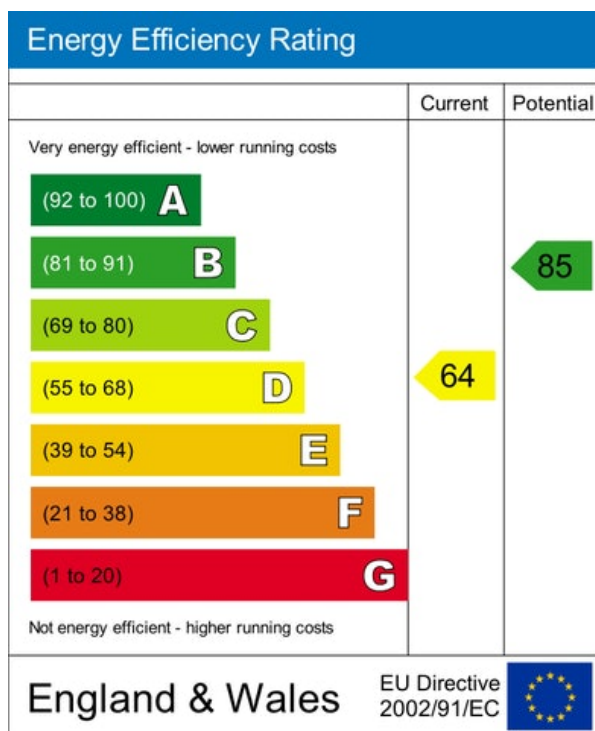
Viewing is highly recommended to appreciate what this outstanding family home has to offer.

Floor plan:



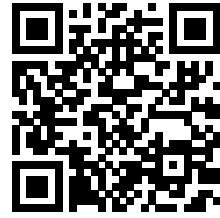
Total area: approx. 104.5 sq. metres (1125.1 sq. feet)

Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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