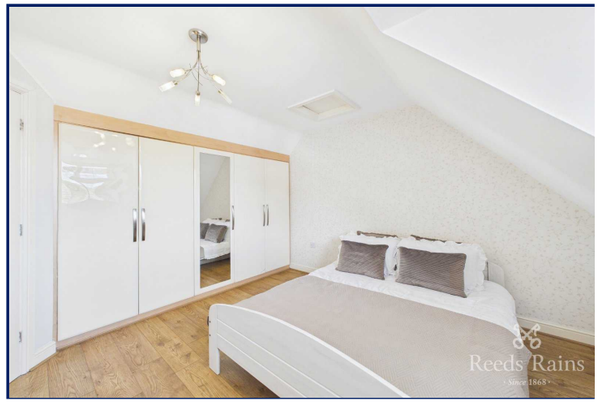
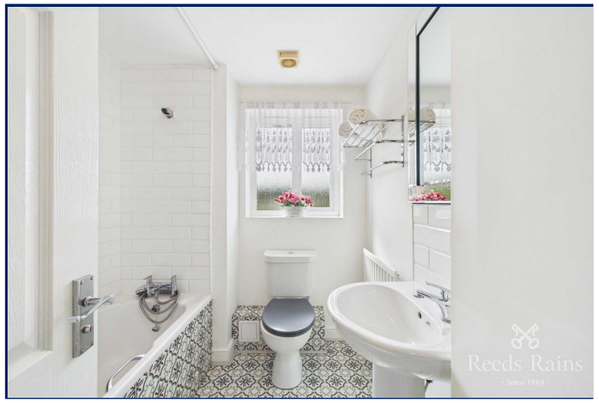
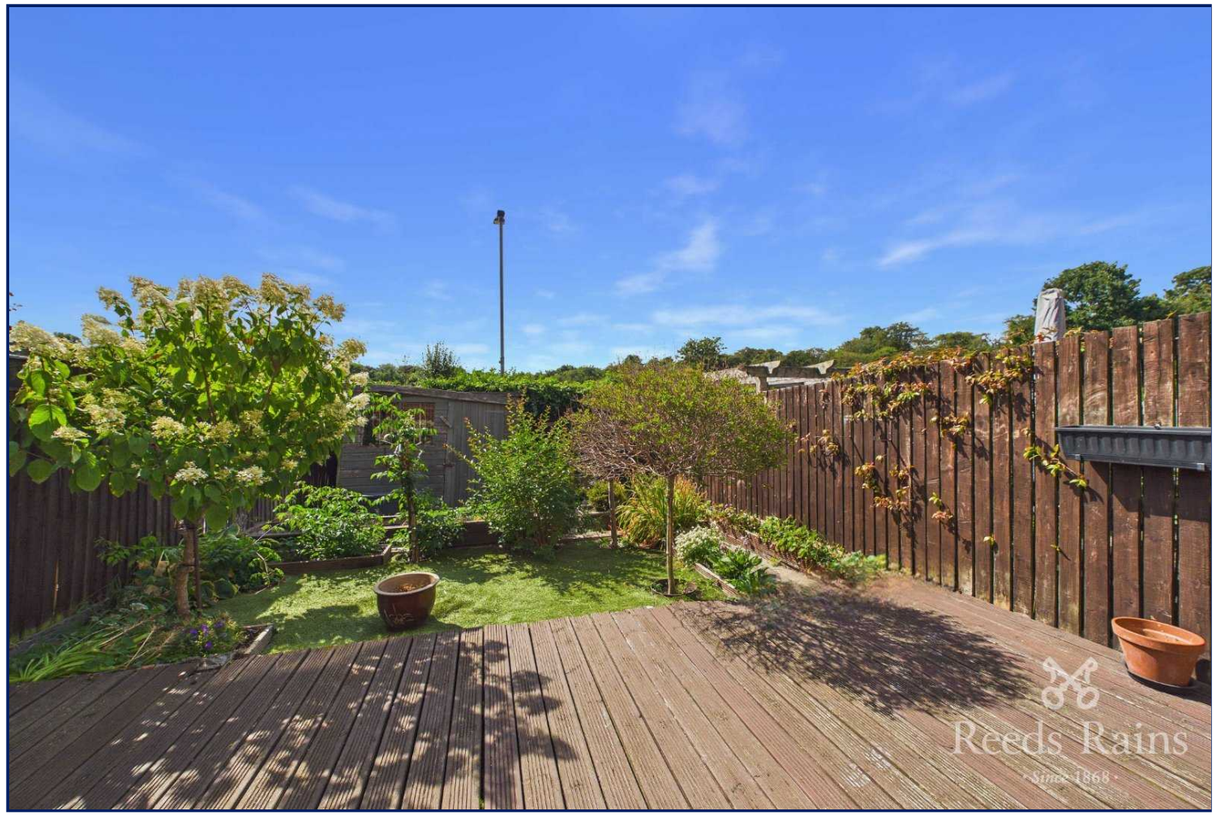
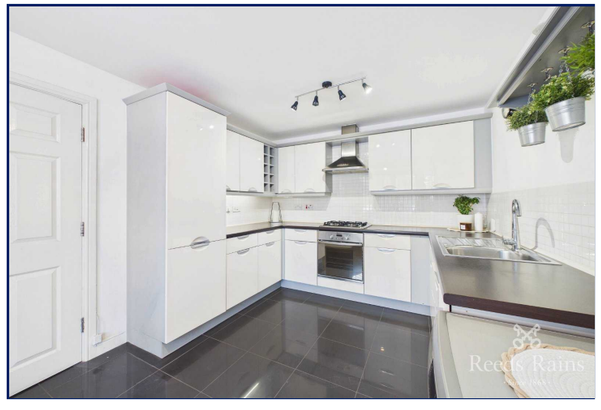


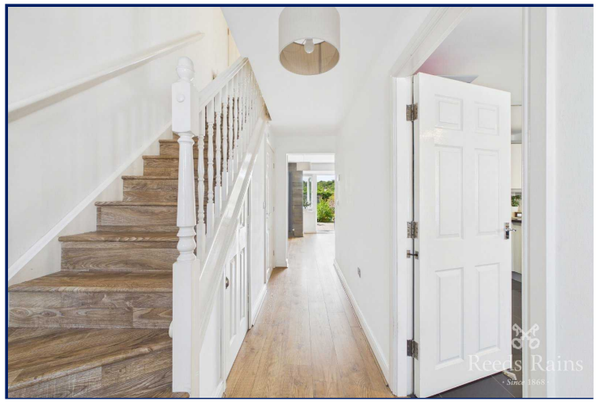


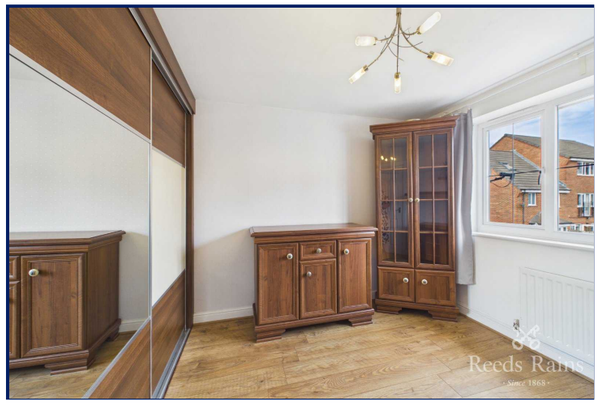












Deans Court, Pontefract, West Yorkshire, WF8

Guide Price: £220,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Deans Court, Pontefract, West Yorkshire, WF8

Guide Price: £220,000 Freehold

Council Tax Band:
EPC Rating: TBC

Are you a first-time buyer looking for your first home?
This spacious, move-in-ready property offers generous living accommodation throughout and is perfect for those taking their first step onto the property ladder.
Ideally located close to Monkhill train station, the home also benefits from excellent transport links and is within easy reach of a range of local schools and amenities.
Don't miss the opportunity to make this fantastic home your own – simply move in and start enjoying...

Ground Floor

Entrance Hall

Dining Kitchen
14'4" x 9'9" (4.37m x 2.97m)
Fitted with a range of modern wall and base units incorporating complementary work surfaces, an electric oven with hob and extractor hood over. There is plumbing for both a washing machine and dishwasher, a radiator, and a window overlooking the front elevation, providing plenty of natural light.
Integrated Fridge/freezer

Wc
5'10" x 2'9" (1.78m x 0.84m)
Fitted with a two-piece suite comprising a wash hand basin and low-level WC. Complete with a radiator.

Living Room
9'5" x 16'9" (2.87m x 5.1m)
A bright and well-presented living room featuring French doors opening onto the landscaped rear garden, a feature media wall with TV point, and a wall-mounted radiator.

First Floor

Bedroom
10'4" x 10' (3.15m x 3.05m)
A well-proportioned bedroom with a window overlooking the rear elevation and a radiator.

Bedroom
9'1" x 10' (2.77m x 3.05m)
A well-proportioned bedroom with a window overlooking the front elevation, fitted modern wardrobes spanning one wall, and a radiator.

House Bathroom
7'5" x 6'6" (2.26m x 1.98m)
Three piece bathroom comprising of wash hand basin , low level WC and Shower over, Radiator.

Second Floor

Master Bedroom
11'11" x 13'6" (3.63m x 4.11m)
A well-proportioned bedroom with a window overlooking the front elevation, fitted wardrobes providing ample storage, and a radiator.

En-Suite
5' x 7'1" (1.52m x 2.16m)
A modern three-piece suite comprising a wash hand basin, low-level WC, and separate shower cubicle. Featuring a Velux window providing natural light and a radiator.

Council Tax

Exterior
To the front of the property is a private driveway providing off-road parking. To the rear is a fully enclosed garden featuring a lawn area, decking area, and a selection of mature shrubs and plants, creating a pleasant outdoor space ideal for relaxation and entertaining.

Agents note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk