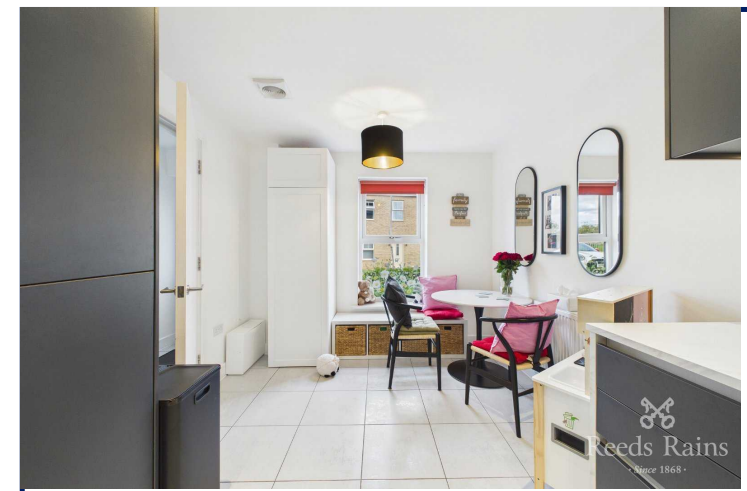




Broughton Road, Pontefract, West Yorkshire, WF8

Asking Price: £285,000

Freehold

reedsrains.co.uk

Broughton Road, Pontefract, West Yorkshire, WF8
Asking Price: £285,000 Freehold

Council Tax Band: D
EPC Rating: B

Are you looking for a modern, contemporary family home situated on one of the most popular strata developments? This beautifully presented property offers a fantastic combination of style, space and practicality. Benefiting from a larger-than-average garden to the rear, as well as an extended driveway to the side providing ample off-street parking, this impressive home is ideal for modern family living.

GROUND FLOOR

Entrance Hall

Tiled entrance floor with stairs leading to the first floor and a radiator.

Dining Kitchen

9'5" x 15'4" (2.87m x 4.67m)
Modern, contemporary, fully fitted kitchen comprising a range of wall and base units with coordinating worktops. Integrated appliances include an induction hob, electric oven, dishwasher and fridge freezer. Plumbing is provided for a washing machine. Radiator. Window overlooking the front elevation.

Cloakroom

3'1" x 5'10" (0.94m x 1.78m)
Two-piece suite comprising a wash hand basin and low-level WC. Radiator.

Living Room

16'4" x 10'11" (4.98m x 3.33m)
Spacious living room featuring French doors leading to the rear elevation. Radiator.

FIRST FLOOR

Airing cupboard.

Bedroom

9' x 13'11" (2.74m x 4.24m)
Window overlooking the rear elevation. Radiator.

Bedroom

7'1" x 10'10" (2.16m x 3.3m)

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.

Window overlooking the rear elevation. Radiator

Bedroom

8'2" x 12'3" (2.5m x 3.73m)
Window overlooking the front elevation. radiator

SECOND FLOOR

Master Bedroom

8'10" x 16'6" (2.7m x 5.03m)
Window overlooking the front elevation, complemented by modern contemporary fitted wardrobes. Radiator.

En-Suite

7'1" x 6'2" (2.16m x 1.88m)
Modern three-piece suite comprising a wash hand basin, low-level WC and shower enclosure. Fully tiled walls and flooring. Radiator.

Exterior

To the front of the property is a pathway leading to the front door. To the side is a driveway providing off-street parking for several cars. To the rear is a larger-than-average garden featuring a patio area, ideal for entertaining and outdoor dining, together with a lawned area. This fabulous garden is perfect for families and those who enjoy spending quality time outdoors.

Council Tax

Council Tax Band D

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. Ask the branch for further details.

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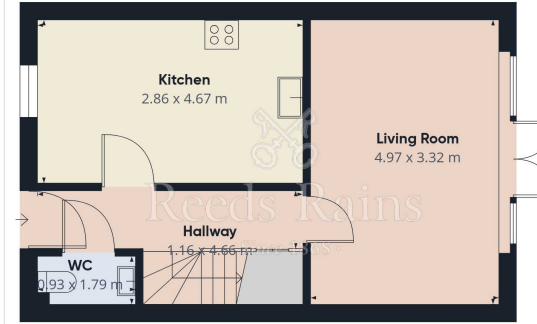
All Measurements
All Measurements are Approximate.

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

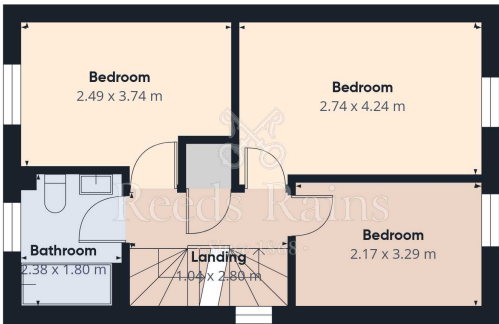
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



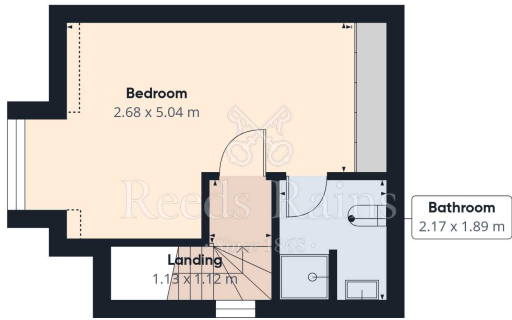
For full EPC please contact the branch.



Floor 0



Floor 1



Floor 2



Approximate total area[®]
100.9 m²
Reduced headroom
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)