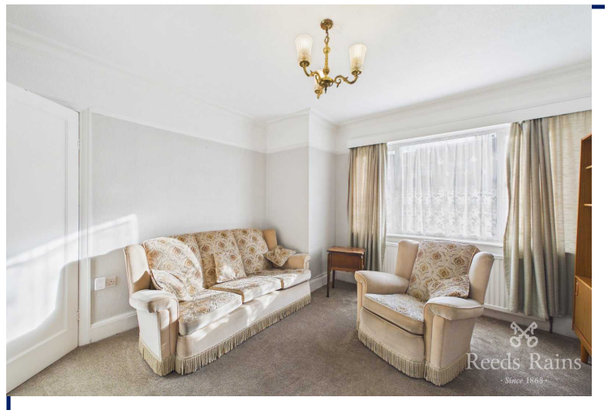




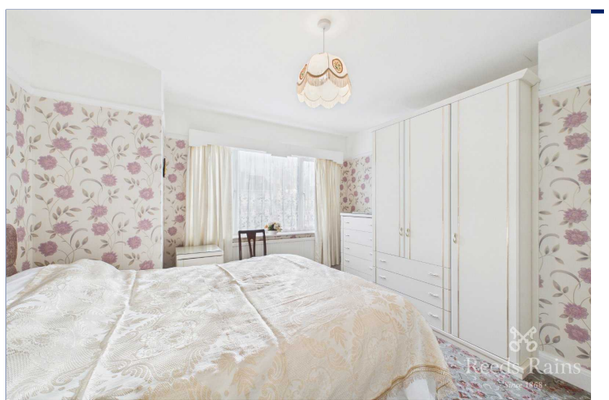












Swanhill Lane, Pontefract, West Yorkshire, WF8

Asking Price: £190,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Swanhill Lane, Pontefract, West Yorkshire, WF8

Asking Price: £190,000 Freehold

Council Tax Band: C
EPC Rating: TBC

Are you searching for the perfect family home or perhaps taking your first step onto the property ladder? Then take a look at this fantastic home, situated in the popular area of Swan Hill Lane, Pontefract. Ideally located close to excellent local schools, a range of amenities and offering superb transport links, this property is perfectly positioned for both families and first-time buyers alike. Could this be your next home?

Ground floor

Entrance Hall
Stairs leading to the first-floor landing.

Living Room
10'8" x 12'4" (3.25m x 3.76m)
Window overlooking the front elevation, allowing plenty of natural light into the room. Further features include a radiator and decorative coving to the ceiling.

Dining Room
10'2" x 11'1" (3.1m x 3.38m)
Window overlooking the rear elevation, feature fireplace with inset gas fire and built-in storage and display units. Further benefits include decorative coving to the ceiling and a radiator.

Kitchen
5'9" x 11'3" (1.75m x 3.43m)
Window overlooking the side elevation, together with a door providing access to the rear garden. The kitchen is fitted with a range of wall and base units, electric cooker point and plumbing for a washing machine. Radiator.

Wc
A two-piece suite comprising a wash hand basin and low-level WC, with a window overlooking the side elevation providing natural light and ventilation.

First Floor
Loft access

Bedroom
11'10" x 12'6" (3.6m x 3.8m)
Window overlooking the front elevation, allowing natural light into the room, with a radiator.

Bedroom
5'4" x 6'11" (1.63m x 2.1m)
Window overlooking the front elevation, allowing natural light into the room, with a radiator.

Bedroom
10'7" x 11'1" (3.23m x 3.38m)
Window overlooking the rear elevation, allowing natural light into the room, with a radiator.

Wc
3'1" x 4'4" (0.94m x 1.32m)
A one-piece suite comprising a low-level WC, with a window overlooking the side elevation providing natural light and ventilation.

Bathroom
6' x 6'9" (1.83m x 2.06m)
A two-piece bathroom suite comprising a panelled bath with shower over and wash hand basin. Window overlooking the side elevation, providing natural light and ventilation, together with a radiator.

Exterior
To the front of the property is a driveway providing off-street parking and leading to a detached garage, which benefits from an electric door. There is also a lawned garden area complemented by established shrubs. To the rear of the property is a pleasant garden comprising of lawned section and feature pond, providing an ideal space for outdoor relaxation and entertaining.

Council Tax
Council Tax Band C

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.

Agents Notes
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.



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