



Camp Mount Pontefract WF8 4BX

£145,000

- Semi Detached House
- Fully Renovated (June 2014)
- Three Bedrooms
- Modern Kitchen
- Tiled Bathroom & Add WC
- Garage & Extended Gardens
- Vacant Possession
- EPC Rating C

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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Pontefract- Having undergone full updating & modernisation, completed in June 2014, this beautifully presented semi detached house boasts gas combi boiler, Upvc DG, extended rear gardens, lengthy driveway & detached brick garage, new carpets, floor coverings & window blinds. The accommodation to the ground floor comprises: entrance hall, spacious lounge diner, fully fitted kitchen with shelved understairs storage cupboard. To the first floor are 3 bedrooms, tiled house bathroom with modern suite to include 'P' shaped shower bath plus additional WC. Viewing is strongly recommended. Immediate vacant possession-no chain

GROUND FLOOR ACCOMMODATION

ENTRANCE Upvc front entrance door with double glazed opaque insert with matching skylight and coordinating side panel leads into

RECEPTION HALLWAY Benefits from stripped floorboard effect floor covering, central heating radiator, stairs rising to first floor accommodation and timber doors with glazed opaque inserts leading off.

LOUNGE DINER 25' 6" x 12' 3 max" (7.77m x 3.73m) With contemporary wall mounted remote control electric fire with pebbled inserts, carpet (fitted June 2014), two central heating radiators, Upvc double glazed window with fitted vertical blinds overlooking the front whilst Upvc double glazed double doors open out into the rear.

KITCHEN 11' 5" x 8' 4 max" (3.48m x 2.54m) Fully fitted modern kitchen (fitted June 2014) with a good variety of white wall and base units with stainless steel T-bar door and drawer furniture, integrated electric oven with four ring electric hob and filter hood above, plumbing for automatic washing machine, floorboard effect floor covering, ceiling mounted spotlights, Upvc double glazed window with fitted roller blind to the side and Upvc rear door with double glazed opaque insert. Timber door leads to understairs storage cupboard benefits from floor covering to matching kitchen and hallway, storage shelving, Worcester gas combination

boiler (fitted in 2014) and Upvc double glazed opaque window to the side.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Attractive turning staircase with fitted carpet (June 2014) leads to landing with access to roof void and Upvc double glazed window with fitted roller blind to the side.

BEDROOM ONE 13' 6" x 12' 3 max" (4.11m x 3.73m) With newly fitted carpet (June 2014) and a vast range of fitted slide robe wardrobes providing vast storage space including hanging rail and shelving, central heating radiator and Upvc double glazed window with fitted vertical blinds overlooking the front.

BEDROOM TWO 11' 8" x 10' 6" (3.56m x 3.2m) With recently fitted carpet (June 2014), central heating radiator and Upvc double glazed window with fitted roller blind providing excellent views over garden and woodland to the rear.

BEDROOM THREE 8' 6" x 6' 9" (2.59m x 2.06m) With space saving storage unit built over bulk head, recently fitted carpet (June 2014), central heating radiator and Upvc double glazed window with fitted vertical blinds overlooking the front.



BATHROOM 5' 3" x 8' 4" (1.6m x 2.54m) Superb modern white house bathroom fitted in June 2014 having . Suite incorporates pedestal wash hand basin with mixer tap and mirrored vanity unit, dual low level flush W.C., 'P' shaped shower bath with mixer tap plus mains fed shower. Benefits from fully ceramic tiled walls, floorboard effect floor covering, ceiling mounted spotlights, ladder style towel radiator and Upvc double glazed opaque window with fitted roller blind to the rear.

ADDITIONAL W.C. 3' 2" x 5' 4" (0.97m x 1.63m) With ceramic tiled walls to dado rail height and good quality floorboard effect floor covering, central heating radiator, Upvc double glazed opaque window to the side and modern white suite comprising miniature wall mounted wash hand basin with mixer tap and dual low level flush W.C.

EXTERNAL

FRONT To the front of the property is a low maintenance raised pebbled garden with brick built perimeter wall and good quality timber dividing fencing. Step up to front door with storm porch. Lengthy concrete driveway provides multi vehicle off street parking and with outside cold water supply.

REAR To the rear is a good sized brick built detached garage with side timber pedestrian access gate. The rear garden has recently been laid to lawn with patio area to the rear. Timber perimeter fencing and wrought iron pedestrian access gate leads to an additional enclosed garden with access gate and steps down with a combination of block and timber built storage unit with paving and good quality timber perimeter fencing to both sides.

TENURE The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

HEATING AND APPLIANCES The Heating and Appliances have not been tested by Housesetc.

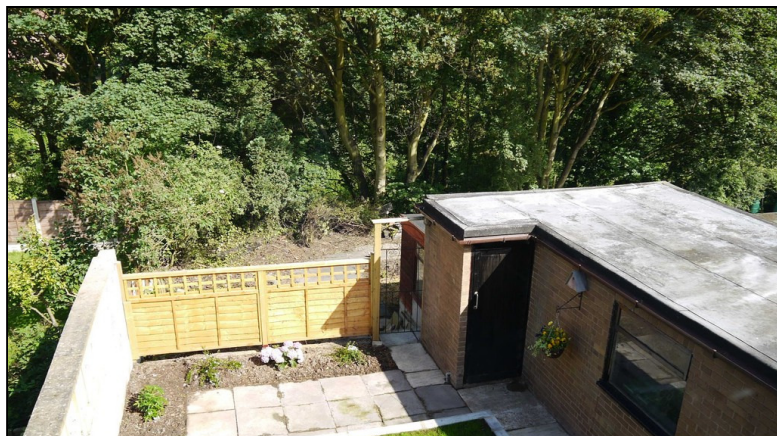
We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

LOCATION Leaving our office on Pasture Road turn left at the mini roundabout on to Centenary Road. Turn left on to A614 / Airmyn Road. At roundabout, take 2nd exit on to sliproad and merge on to M62. At junction 32, take sliproad left to A639 towards Castleford / Pontefract. At roundabout,

take 1st exit on to A639 / Park Road and at the next roundabout, take 3rd exit. Turn right on to Halfpenny Lane and turn right on to Camp Mount where the property is on the right hand side and can be easily identified by our Housesetc for sale board.

Council Tax: C

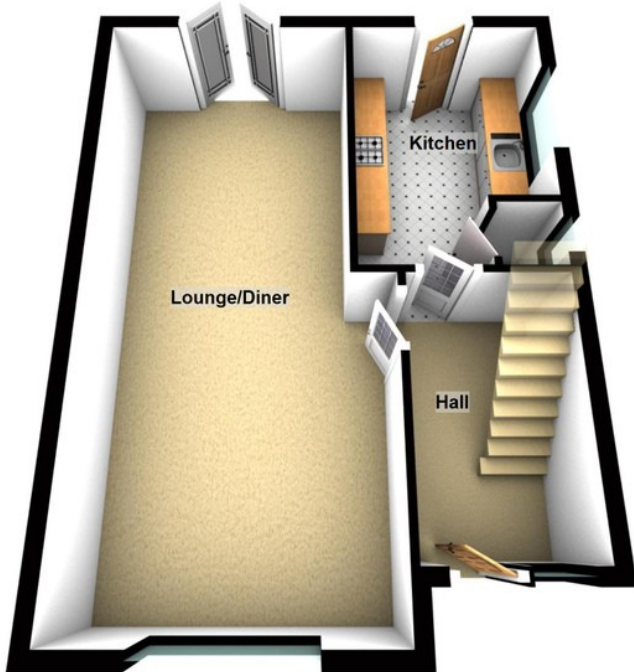




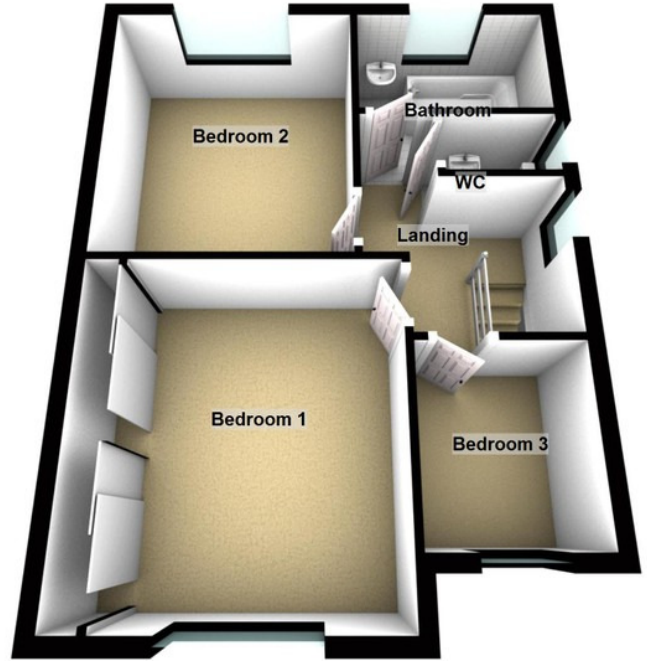
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Ground Floor



First Floor



All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using The Mobile Agent.

