



Heather Drive, Pontefract WF8 2FJ

Welcome to

Heather Drive, Pontefract

Three-bedroom detached in Pontefract with entrance porch, spacious kitchen, lounge diner, family room, ground floor WC, three double bedrooms including master en-suite, family bathroom, plus a south-facing enclosed garden and driveway.



Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Entrance Porch

With a front entrance door, window to the front, tiled flooring and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, tiled flooring, window to the side and a gas central heating radiator.

Lounge/Diner

11' 7" x 20' 7" (3.53m x 6.27m)

With two double doors to the rear, laminate flooring and two gas central heating radiators.

Playroom

6' 10" x 16' 11" (2.08m x 5.16m)

With a window to the front, boiler cupboard and two gas central heating radiators.

Kitchen

11' 6" x 13' 9" (3.51m x 4.19m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, integrated gas hob, electric oven, extractor hood, space for dish washer, stainless steel splash back, tiled flooring, storage, seating, space for dishwasher, door to the front and a window to the front.

Landing

With a window to the side, access to the loft, storage cupboard and a gas central heating radiator.

Bedroom One

11' 7" x 10' 11" (3.53m x 3.33m)

With two windows to the front and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, walk in shower, part tiled walls, tiled flooring, extractor fan, spot lights and a window to the front.

Bedroom Two

11' 7" x 7' 11" (3.53m x 2.41m)

With a window to the rear and a gas central heating radiator.

Bedroom Three

11' 2" x 8' 8" (3.40m x 2.64m)

With a window to the rear and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath with shower over, airing cupboard, towel radiator, extractor fan, spot lights to the ceiling, part tiled walls, tiled flooring and a window to the side.

Rear Garden

A south facing garden, paved patio, plastic shed, astro turf, side access and timber fence surround.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

Heather Drive, Pontefract

- Three Bedroom Detached House
- Spacious Lounge Diner
- Close to Local Schools
- South Facing Garden
- Ideal Family Home

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£310,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119761 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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