



**18 Monckton Road, Pontefract, WF8 2FP**  
**£215,000**

## The Property Perspective

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PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this modern semi detached house located on a popular development with access to amenities and transport links plus nearby OFSTED 'Good' Primary and Secondary schools. The property benefits from over 2 years remaining of its New Home Structural Warranty.

The property benefits from gas central heating and PVCu double glazing plus solar panels. There is a modern dining kitchen with integrated appliances plus contemporary bathroom, en suite & WC. An item of particular note are the French doors to the rear. There are ample sockets and media points. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing.

The property benefits from well maintained gardens to the front and rear with lawns, decking and patio plus external power. There is driveway parking for 2 cars.

Tenure - Freehold  
Estate management Fee - £120 pa  
Council Tax - Band C

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With fitted carpets.

#### Lounge 16'3"(max) x 11'11"(max) (4.97m(max) x 3.64m(max))

A light dual aspect room with carpets and blinds.

#### Dining Kitchen 15'1" x 10'5" (4.60m x 3.18m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus glass splash back. With oven, hob, hood, fridge freezer, dishwasher and washing machine. With vinyl flooring and blinds. Access to store plus French doors leading to the rear garden.

#### WC 5'2" x 3'0" (1.60m x 0.92m)

Having contemporary white sanitary ware with tiling and vinyl flooring.

### FIRST FLOOR

#### Landing

With fitted carpets. Access to store.

#### Bedroom 1 13'10"(max) x 8'6"(max) (4.23m(max) x 2.60m(max))

With carpets and blinds.

#### En Suite 8'6"(max) x 4'5"(max) (2.60m(max) x 1.36m(max))

Having contemporary white sanitary ware with tiling and vinyl flooring.

#### Bedroom 2 10'2" x 8'6" (3.11m x 2.60m)

With carpets and blinds.

#### Bedroom 3 8'8" x 6'3" (2.66m x 1.91m)

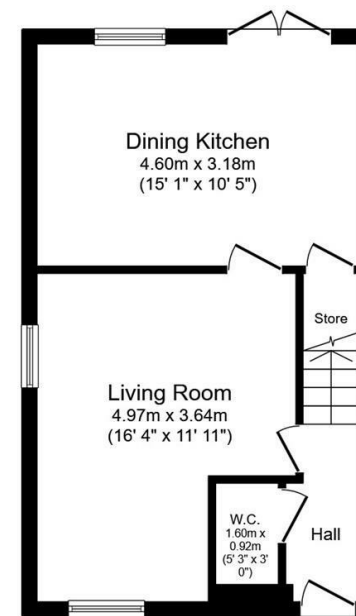
With carpets and blinds.

#### Bathroom 6'3" x 5'6" (1.91m x 1.70m)

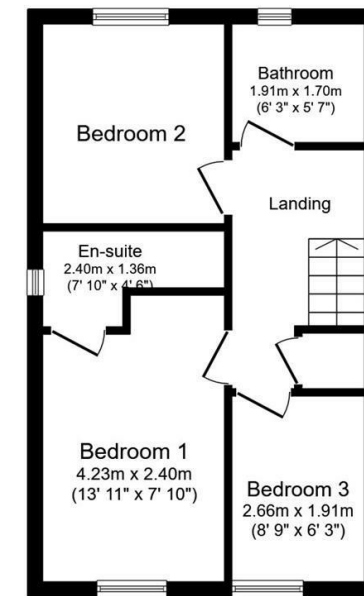
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### EXTERNAL

The property benefits from well maintained gardens to the front and rear with lawns, decking and patio plus external power. There is driveway parking for 2 cars.



Ground Floor  
Floor area 36.7 sq.m. (395 sq.ft.)



First Floor  
Floor area 36.7 sq.m. (395 sq.ft.)

Total floor area: 73.4 sq.m. (790 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.PropertyBox.io](http://www.PropertyBox.io)

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