



**Mill Hill Road, Pontefract WF8 4HR**

**Welcome to**

**Mill Hill Road, Pontefract**

Victorian end-terrace with high ceilings, three bedrooms, ensuite to the master, two reception rooms and a kitchen with garden access. Includes two permit spaces plus rear parking. Enclosed garden offers privacy and potential. Sought-after Pontefract location with scope to personalise.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Inner Hallway

Stone flooring, coving to the ceiling, timber panelling, door to the cellar and a gas central heating radiator.

## Entrance Hall

A timber front entrance door, frosted sky light over to door, coving to the ceiling and stone flooring.

## Living Room

15' 11" x 13' 4" ( 4.85m x 4.06m )

A timber fire surround with cast iron fire place, tiled hearth, a double and single gas central heating radiator, timber framed window to the front, coving to the ceiling and picture rail.

## Dining Room

15' 1" x 11' 9" ( 4.60m x 3.58m )

A timber framed window to the rear and side, fire surround with tiled hearth, exposed floor boards, coving to the ceiling and dado rail.

## Kitchen

17' 2" x 9' 5" ( 5.23m x 2.87m )

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, stainless steel sink and drainer, free standing gas range, slate flooring, plumbing for washing machine, coving to the ceiling, gas central heating radiator, timber framed door with panel glazed frosted glass above and a timber style sash window to the rear.

## Landing

With timber spindles and balustrade, coving to the ceiling, built in storage cupboard and a window to the side.

## Bedroom One

16' 5" x 13' ( 5.00m x 3.96m )

With a timber framed window to the rear and a cast iron open fire place with a tiled hearth.

## Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a high gloss marble effect tiled unit, corner walk in shower with electric shower, tiled walls and flooring and an electric chrome heated towel rail.

## Bedroom Two

13' 7" x 13' 5" ( 4.14m x 4.09m )

With a window to the front, coving to the ceiling and a gas central heating radiator.

## Bedroom Three

7' 7" x 7' 6" ( 2.31m x 2.29m )

With a UPVC double glazed window to the front, coving to the ceiling and a gas central heating radiator.

## Bathroom

A suite consisting of a low level flush WC, twin sinks set in a vanity unit with built in mirror, corner bath with shower over, tiled walls, timber floor boards and a UPVC double glazed frosted window to the rear.

## Front Garden

Garden is enclosed with brick wall, wrought iron above, pathway gives access to the front door. There is permit parking at the front for 2 cars.

## Rear Garden

Garden is mainly enclosed, having a block paved area providing off street parking.



**view this property online** [williamhbrown.co.uk/Property/PON119666](http://williamhbrown.co.uk/Property/PON119666)



## Welcome to

### Mill Hill Road, Pontefract

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom End-Terrace Home
- Traditional Victorian House With High Ceilings

Tenure: Freehold EPC Rating: F  
Council Tax Band: C

guide price

**£165,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PON119666](http://williamhbrown.co.uk/Property/PON119666)



Property Ref:  
PON119666 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01977 791406**



[Pontefract@williamhbrown.co.uk](mailto:Pontefract@williamhbrown.co.uk)



26 Market Place, PONTEFRAC, West Yorkshire,  
WF8 1AT



[williamhbrown.co.uk](http://williamhbrown.co.uk)