

... Your proactive estate agent



**Cherry Drive, Pontefract, WF8 2FH**

**£87,500**

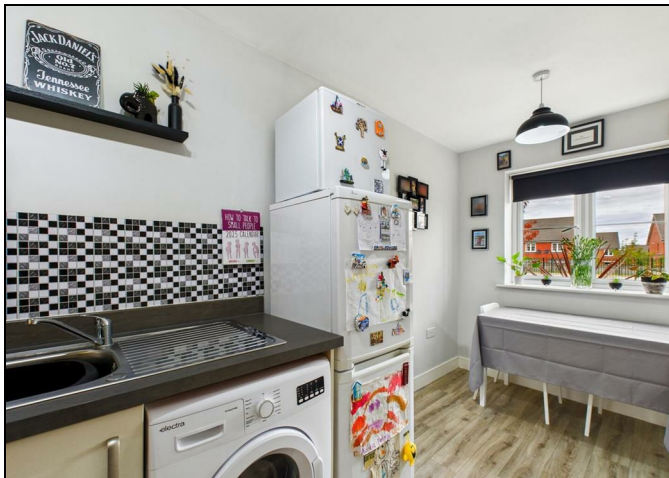


This beautifully presented two-bedroom townhouse is located on a sought-after newly built development in Pontefract, an area renowned for its vibrant town centre, excellent commuter links, and access to great local schools and amenities.

Still covered under its new home warranty, this stylish and modern property offers an ideal opportunity for first-time buyers to get on the property ladder through a 50% shared ownership scheme, with the option to staircase up to 100% ownership at your own pace.

The home is offered with no onward chain, making for a smooth and swift purchase allowing you to move straight in and start enjoying your new home.

Please note, there is a monthly rental charge of £287.



## Hallway

**1.05 x 4.55 (3'5" x 14'11")**

Front composite entrance door. Storage cupboard and staircase to the first floor. Gas central heated radiator. Access door to the kitchen, lounge and WC.



## WC

**0.88 x 1.72 (2'11" x 5'8")**

Toilet with a low level flush gas central heated radiator sink with a mixer tap. Extractor fan.



## Landing

**1.00 x 1.97 (3'3" x 6'6")**

Access to both bedrooms, the family bathroom and the loft.



## Bedroom One

**4.05 x 2.08 (13'3" x 6'10")**

UPVC double glazed window to the rear elevation . Gas central heated radiator .



## Bedroom Two

**2.94 x 2.39 (9'8" x 7'10")**

UPVC double glazed window to the front elevation, Central heated radiator and storage cupboard.



## Kitchen

**2.02 x 4.54 (6'8" x 14'11")**

With a range of wall and base kitchen units, a space for washing machine and fridge freezer. Over-the-counter work surfaces with stainless steel sink, drainer and mixer tap. Gas hob, electric oven and extractor hood over. Partly tiled walls. There is a dining area and a UPVC double glazed window to the front elevation.



## Living Room

**4.05 x 2.74 (13'3" x 8'12")**

UPVC double glazed patio doors leading to the garden, UPVC double glazed window to the rear elevation and gas central heated radiator.



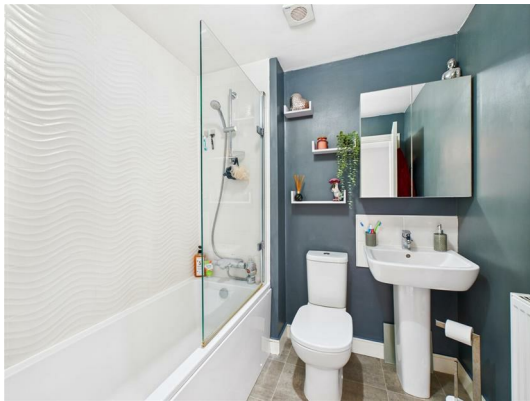
The rear garden is landscaped with a lawn, there is a garden shed and a pathway leading to a rear gate which gives access to the double driveway. To the front, there is a pathway and planting area . The property provides field side views .



## Bathroom

**1.95 x 1.99 (6'5" x 6'6")**

A modern suite comprising of: bath with a mixer tap and shower attachment over with a glass partition shower screen, partly tiled walls, toilet with a low level flush, sink with a mixer tap, bathroom mirrored cabinet, gas central heated radiator and extractor fan to the ceiling .



## Garden

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