



Holmfield Close, Pontefract

£125,000


MARTIN&CO

Holmfield Close, Pontefract

House - Semi-Detached 2 Bedrooms, 1 Bathroom

£125,000

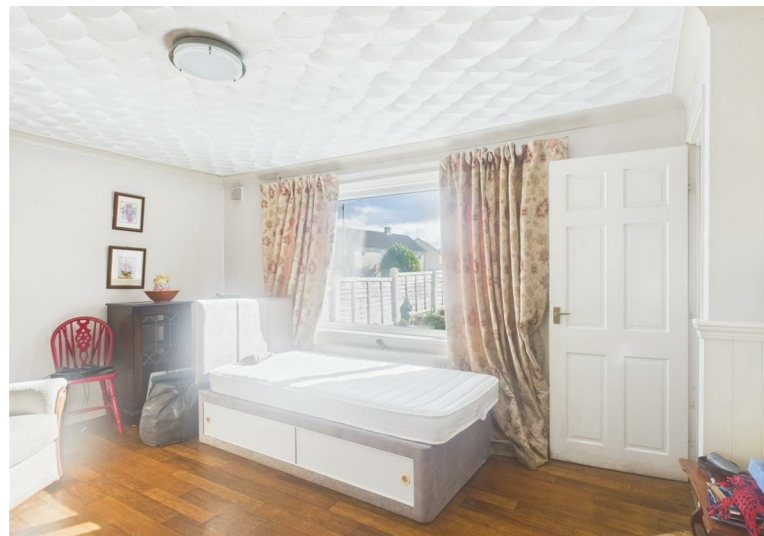
- LARGE CORNER PLOT. TWO DOUBLE BEDROOM SEMI DETACHED HOUSE WITH OPEN VIEWS
- ENCLOSED GARDENS TO FRONT AND REAR WITH DRIVEWAY LEADING TO A DETACHED GARAGE
- ENTRANCE HALL, LOUNGE, KITCHEN/DINING. INNER STORAGE LOBBY & SIDE PORCH
- FIRST FLOOR LANDING, ACCESS TO TWO DOUBLE BEDROOMS AND HOUSE BATHROOM
- CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF CONVENIENCE STORE & PRIMARY SCHOOL
- OPEN FIELDS CLOSE BY IDEAL FOR WALKING DOGS OR LEISURE PURSUITS
- EXCELLENT PUBLIC TRANSPORT LINKS, PLUS MOTORWAY NETWORK IS JUST A SHORT DRIVE AWAY
- DON'T MISS OUT! EARLY VIEWING RECOMMENDED TO AVOID DISAPPOINTMENT
- EPC RATING C, COUNCIL TAX BAND A, FREEHOLD

Situated on a prime corner plot on Holmfield Close, Pontefract, this spacious semi-detached house offers a wonderful opportunity for small families and individuals alike to modernise and refurbish to their chosen specification and style. Set on a large corner plot, the property boasts pleasant far reaching views to the rear. The well-designed layout includes an entrance hall, a cosy lounge perfect for relaxation, and a spacious kitchen/dining area that will invite family gatherings. To the first floor there are two good sized double bedrooms and house bathroom.

The property features an enclosed garden both at the front and rear, providing a safe and private outdoor space for children to play or for hosting summer barbecues. A driveway leads to a detached garage, offering ample storage and parking options.

Conveniently located, this home is within walking distance of a local convenience store, ensuring that daily necessities are easily accessible. For those who enjoy the outdoors, open fields nearby present an excellent opportunity for leisurely walks or dog walking. The area is well-served by public transport links, and the motorway network is just a short drive away, making commuting straightforward.

This property is not just a house; it is a place where memories can be made. With its appealing features and popular location, early viewing is highly recommended to avoid disappointment. Don't miss out on the chance to make this lovely home your own!



Entrance Hall
UPVC front entrance door, central heating radiator and stairs to first floor landing.

Lounge
Having a UPVC double glazed window to the front aspect, central heating radiator and tiled fireplace.

Kitchen
Having base cupboard units and drawers with laminate work surfaces over incorporating a stainless steel sink. There is a UPVC double glazed window overlooking the rear garden and central heating radiator.

Inner lobby
Useful storage space and houses the central heating boiler.

Side Porch
Being of UPVC construction with double glazed windows and external door to the side aspect.

First Floor Landing
Having a UPVC double glazed window to the side elevation plus access to the two bedrooms and house bathroom.

Bedroom One
Having a UPVC double glazed window to the front aspect and central heating radiator.

Bedroom Two
Having a UPVC double glazed window to the rear aspect and central heating radiator.

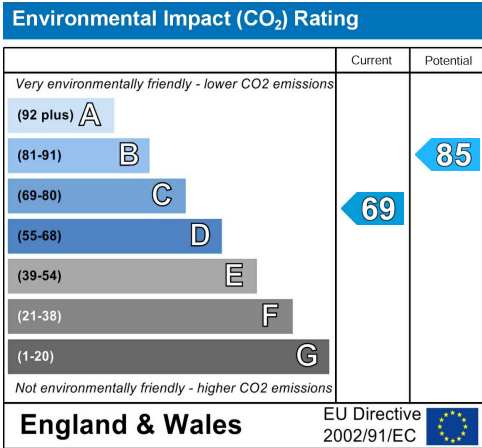
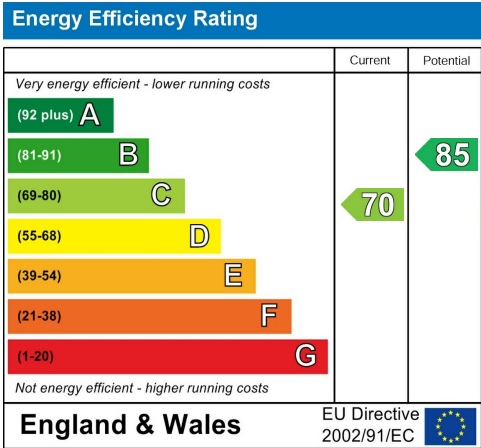


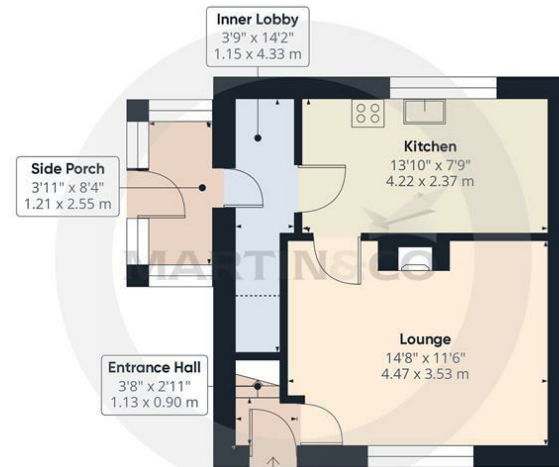
Bathroom
Having a rectangle panel bath, pedestal hand wash basin and low flush WC. There is a UPVC double glazed frosted window to the rear aspect and central heating radiator.

Outside
Outside to the front of the property there is an enclosed low maintenance landscaped garden with a driveway leading to the detached garage. Whilst to the rear there is a generous enclosed garden with an open aspect beyond.

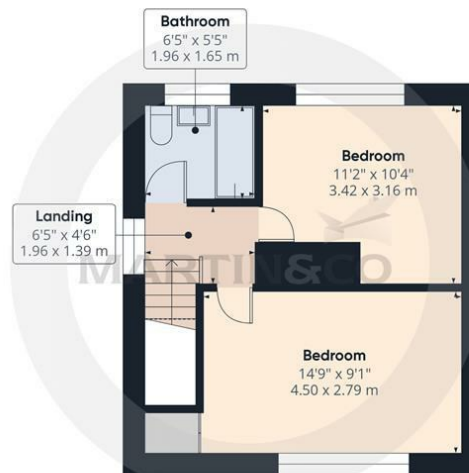
SALES BUYER CHECKS
Agents are required by law to conduct anti-money laundering checks on all those buying a property. We

outsource the initial checks to a partner supplier called I Am Property/Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £25 per person. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.





Floor 1



Floor 2



Approximate total area^m

672.42 ft²
62.47 m²

Reduced headroom

8.38 ft²
0.78 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Martin & Co Pontefract Sales
5 Cornmarket, Pontefract, West Yorkshire, WF8 1AN
01977 799550 . pontefract@martinco.com

01977 799550
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

