



3 Bed
House - Detached
located in
Pontefract

£310,000





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****MODERNISED THROUGHOUT** BEAUTIFUL FAMILY HOME****

A spacious three-bedroom detached home, located on a modern and newly built development in the sought-after area of Pontefract.

Ideally positioned with excellent local amenities nearby, including Pontefract town centre, Pontefract Racecourse, Xscape Yorkshire, and strong transport links, this property is perfectly suited to a wide range of buyers looking for their next home.

The accommodation is well presented throughout, offering generous room sizes and a neutral décor, allowing any purchaser to move straight in and add their own personal touch. The main bedroom benefits from a private en-suite, while a convenient downstairs WC adds further practicality.

Externally, the property boasts a rear garden and driveway parking, completing this fantastic family home.

To arrange a viewing or to find out more, please contact Logic Real Estate to register your interest.

Hallway

14' x 6'8"

Access to WC, kitchen diner, living room and storage cupboard. Carpeted throughout. Central heated radiator.

WC

6'1" x 4'8"

WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator.

Living Room

17'6" x 9'11"

Carpeted throughout. Central heated radiator. UPVC double glazed French doors leading to the rear garden. UPVC window to the front of the property.

Kitchen Diner
17'6" x 10'10"

Modern range of high and low level kitchen units. Integrated fridge/freezer, double oven, electric hob with extractor hood over. Option to reconnect plumbing for washing machine. One and half bowl sink with drainer and chrome mixer tap. Wood effect flooring. Central heated radiator. UPVC double glazed windows to both the front and side.

Landing
8'2" x 6'10"

Access to all three bedrooms, main bathroom and the loft. Carpeted throughout. Central heated radiator.

Main Bedroom
13'4" x 10'

Access to the en suite. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the side and front.

En Suite
3'10" x 7'9"

White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Shower cubicle with mains feed shower. Full height wall tiling. Extractor fan. Tiled effect flooring. Central heated chrome towel rail.

Bedroom Two
9'7" x 10'10"

Carpeted throughout. Central heated radiator. UPVC double glazed windows to both the side and front elevation.

Bedroom Three
7'9" x 11'1"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

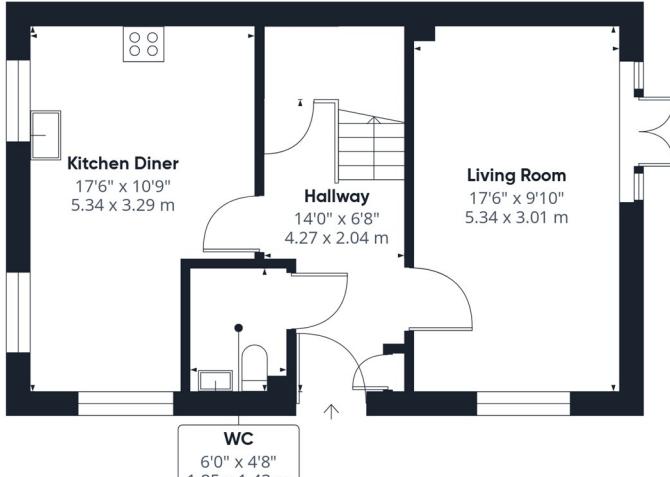
Bathroom
5'7" x 7'

White suite comprising of WC with low level flush. Wash hand basin

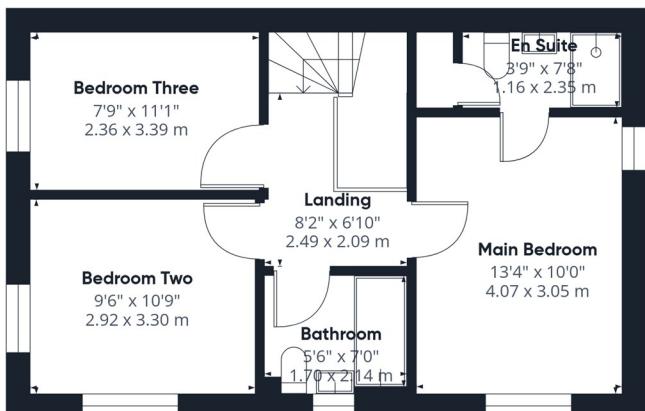


with chrome mixer tap. Panel bath with chrome mixer tap and mains feed shower above and shower screen. Extractor fan. Wood effect flooring. Central heated chrome towel rail. UPVC double glazed frosted window to the front elevation.





Floor 0



Floor 1



Approximate total area⁽¹⁾

929 ft²
86.3 m²

CONTACT

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(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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