



3 Bed  
House - Semi-  
Detached  
located in  
Pontefract  
£285,000



Knight Street  
Pontefract  
WF8 4GH

### Lead In

Situated on the ever-popular Princess Park development, this stunning three-storey, three-bedroom semi-detached home has been thoughtfully enhanced and beautifully decorated throughout, creating a true show-home standard finish with a wealth of upgrades beyond the original build specification.

Offering spacious and versatile accommodation over three floors, this exceptional property is sure to appeal to a wide range of buyers. The impressive principal bedroom benefits from a dedicated walk-in wardrobe area and a stylish en-suite shower room, while all three bedrooms are generous doubles, providing ample space for growing families, professionals, and those seeking flexible living arrangements.

The ground floor boasts a superb open-plan kitchen, dining and family living area, creating the perfect space for both everyday living and entertaining. To the first floor, the spacious lounge enjoys an elevated position, providing a relaxing retreat away from the main living accommodation. Modern bathrooms and high-quality fixtures and fittings are found throughout the home, further enhancing its turnkey appeal.

Externally, the property continues to impress with a beautifully landscaped and enclosed rear garden, ideal for outdoor entertaining and family enjoyment. To the front, a double driveway provides ample off-road parking.

The location is equally desirable, with Pontefract town centre within walking distance, along with excellent access to local shops, Pontefract park, pubs, restaurants and a range of highly regarded schools. Commuters are well catered for with nearby access to Tanshelf railway station and excellent motorway connections.

Offered for sale with no onward chain, this immaculate home combines style, space and convenience in one outstanding package. Properties of this calibre and condition rarely remain on the market for long, and we strongly recommend an early viewing to fully appreciate everything this exceptional home has to offer.

### Entrance Hall

With a composite front entrance door, vinyl click flooring, storage cupboard and a gas central heating radiator.

### WC

With a low level flush WC, wash hand basin, window to the front and a gas central heating radiator.

### Utility Room

With plumbing for a washing machine and space for a tumble dryer and a work top.

### Landing

With panelling to the wall and a gas central heating radiator.

### Bedroom One

14'10" x 8'10"

With a window to the front, built in wardrobes and a gas central heating radiator.





#### En Suite

A suite consisting of a Geberit low level flush WC, a Sottini wash hand basin, walk in electric shower cubicle with touch screen Vado panel, towel radiator, LVT flooring, extractor fan and a window to the side.

#### Lounge

With two windows to the rear and a gas central heating radiator.

#### Second Floor Landing

With panelling to walls and a storage cupboard housing the boiler.

#### Bedroom Two

14'10" x 8'10"

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

#### Bedroom Three

10'10" x 8'1"

With a window to the rear, walk in wardrobe with spot lights and a gas central heating radiator.

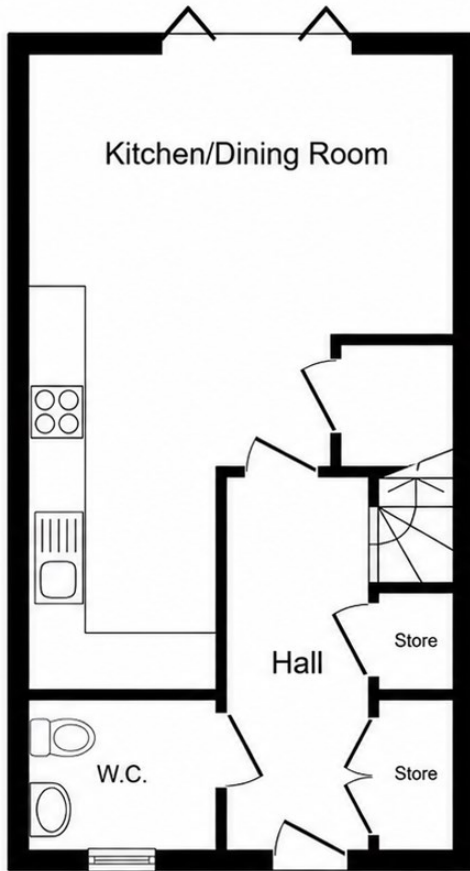
#### Bathroom

A suite consisting of a Geberit low level flush WC, a Sottini wash hand basin, bath with electric shower over, vinyl flooring, extractor fan and a window to the side.

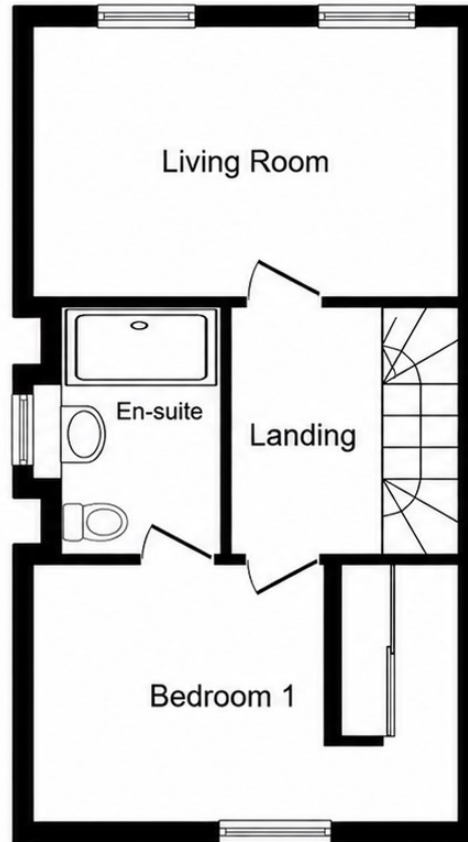


#### External

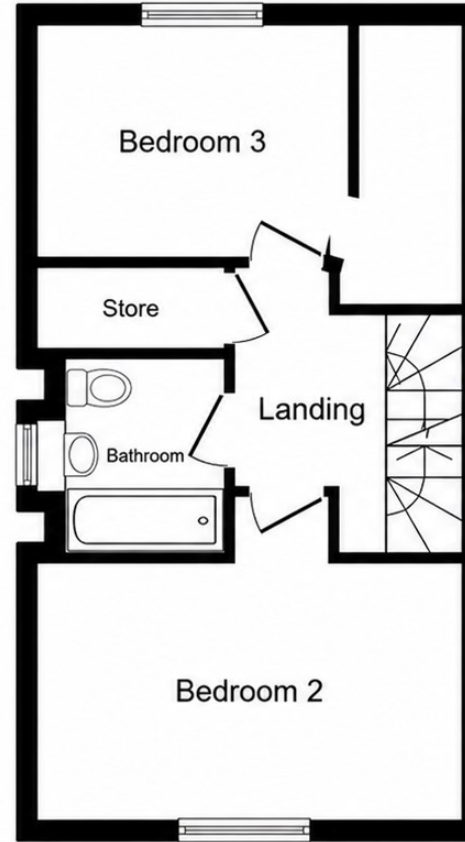
With a double tarmac driveway, pebbled area, porcelain tiles to the front door and a side gate to the rear garden. To the rear, a flagged patio seating area, timber shed, two electric sockets, outside tap, plants and timber fence to the boarder.



**Ground Floor**



**First Floor**



**Second Floor**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**CONTACT**

30 Newgate  
 Pontefract  
 West Yorkshire  
 WF8 1DB

E: [info@logicrealestate.co.uk](mailto:info@logicrealestate.co.uk)  
 T: 01977 700595

Total floor area 112.1 m<sup>2</sup> (1,207 sq.ft.) approx

