3 Bed

House - Terraced

located in

Pontefract

£250,000

LOGIC

REAL ESTATE

Ilberts Way

Pontefract

WF8 4SQ

Lead In

Situated on the ever-popular Princes Park development, just a short walk from Pontefract town centre, is this beautifully proportioned three bedroom, two bathroom mid terrace home. Offering spacious and versatile accommodation arranged over three floors, this fantastic property is perfectly suited to growing families, first-time buyers and those looking for a modern home in a convenient location.

The ground floor offers a welcoming and practical layout, featuring a generous open plan living and dining area, providing the perfect space for both relaxing and entertaining. A separate kitchen and convenient downstairs WC complete the ground floor accommodation.

To the first floor are two well-proportioned bedrooms, both offering excellent space for family living, alongside the house bathroom.

Occupying the entire second floor is the impressive main bedroom, benefiting from its own private en suite shower room. This fantastic space offers a sense of privacy and separation from the rest of the home, making it an ideal principal bedroom retreat.

Externally, the property continues to impress with a good-sized enclosed rear garden, perfect for children to play, outdoor dining and entertaining during the warmer months. To the front, a double driveway provides convenient off-street parking for two vehicles.

The property enjoys an excellent position on the popular Princes Park development, within easy walking distance of Pontefract town centre and its wide range of shops, amenities and local facilities. The location is particularly appealing to families and commuters alike.

Offering generous accommodation across three floors, excellent outdoor space and a highly desirable location, this is a fantastic opportunity to acquire a superb family home. Early viewing is highly recommended!

Entrance Hall
15' x 3'5"
Access to kitchen, WC, living room diner and the stairs leading to the first floor. Tiled effect flooring. Central heated radiator.

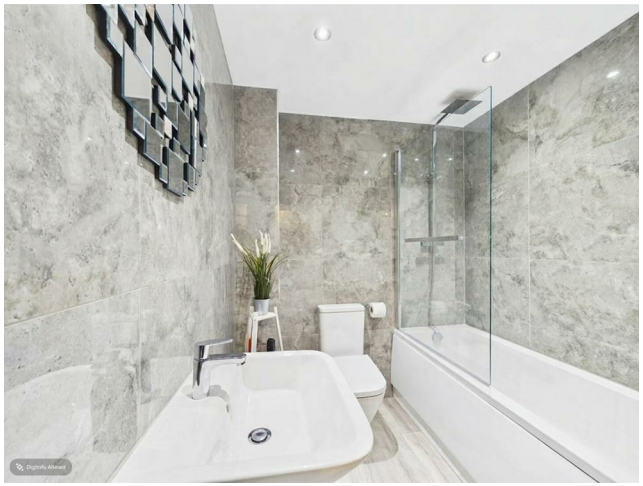
Kitchen
10'7" x 8'5"
A modern range of high and low level kitchen units with integrated appliances including oven, hob, dishwasher and washing machine. One and half bowl sink with drainer and chrome mixer tap. Tiled effect flooring. UPVC double glazed window to the front elevation.

Living Room Diner
14'10" x 15'8"
Wood effect flooring. Central heated radiator. UPVC double glazed French doors leading to the rear garden.

WC
5'7" x 2'10"
WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Central heated radiator.

Landing
11'11" x 6'8"
Access to two bedrooms, house bathroom and hallway. Carpeted throughout. Central heated radiator.

Bedroom Two
9'7" x 13'4"
Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.



Bedroom Three
8'11" x 8'9"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bathroom
6'5" x 8'8"
A white suite comprising of panel bath with chrome mixer tap, mains feed shower and shower screen. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Full height wall tiling. Wood effect flooring. Central heated radiator.

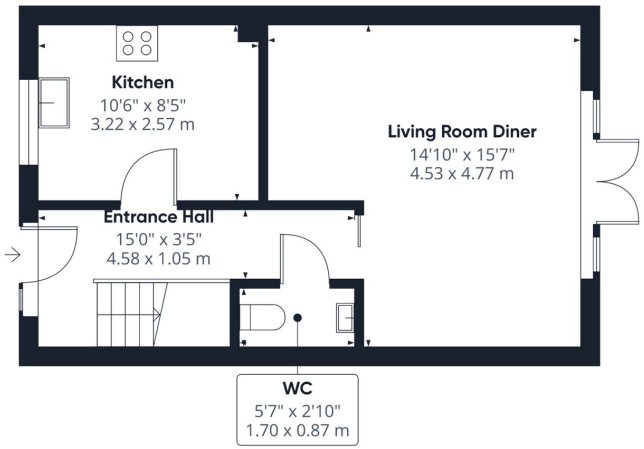
Hallway
3'4" x 6'5"
Leading to the second floor. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom One
9'5" x 15'5"
Access to en suite. Carpeted throughout. Central heated radiator. VELUX windows to the rear aspect.

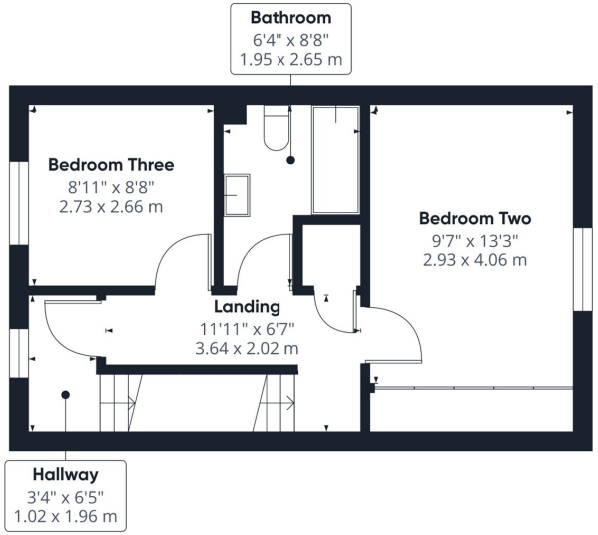
En Suite
4'6" x 9'4"
A white suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Partly tiled walls. Wood effect flooring. Central heated radiator. VELUX window to the front aspect.

External
To the front of the property is a generous double driveway, providing off-street parking for two vehicles. The attractive brick-built frontage offers a welcoming approach to the home, with a paved pathway leading to the main entrance.

To the rear is a beautifully presented, fully enclosed garden, offering a fantastic outdoor space for the whole family to enjoy. The garden has been thoughtfully landscaped with a generous artificial lawn, bordered by raised timber planters featuring an attractive variety of established shrubs and planting. Paved patio areas provide ideal spaces for outdoor seating, dining and entertaining. Enclosed by timber fencing, the garden offers a good degree of privacy and a low-maintenance outdoor space, perfect for families and those who enjoy spending time outdoors.



Floor 0



Floor 1

Floor 2

Approximate total area(1)

964 ft²

89.5 m²

Reduced headroom

1 ft²

0.1 m²

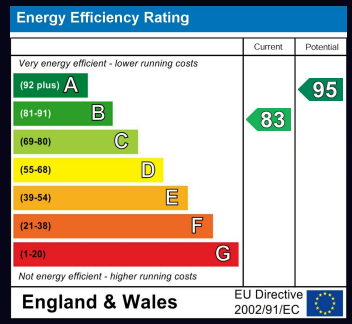
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360



CONTACT

30 Newgate
Pontefract
West Yorkshire
WF8 1DB

E: info@logicrealestate.co.uk
T: 01977 700595

LOGIC REAL ESTATE