



3 Bed  
House - Semi-  
Detached  
located in  
Pontefract  
Offers In The Region Of  
£150,000



**LOGIC**  
REAL ESTATE



Willow Park  
Pontefract  
WF8 2SY



**\*\*INVESTMENT OPPORTUNITY\*\*IDEAL FOR FIRST TIME BUYERS\*\***

This delightful three-bedroom semi-detached property offers an ideal opportunity to create a lovely home for families or those seeking a peaceful retreat. Situated in a friendly area, Willow Park is conveniently located near local shops, schools, and parks, making it an excellent choice for families. The location offers a sense of community while still providing easy access to the vibrant town centre of Pontefract.

To the ground floor there is the living room, dining room, kitchen, downstairs WC and the stairs leading to the first floor. To the first floor there are all three bedrooms, the main bathroom with separate WC

Externally, the property is set back from the road and approached via a generous paved gated driveway, providing ample off-street parking. Established boundary fencing offers a degree of privacy, while the overall frontage provides a practical and versatile outdoor space with potential for further landscaping or enhancement. To the rear, the property enjoys a spacious and well-proportioned garden offering excellent potential for keen gardeners or those seeking a versatile outdoor area. The garden features a mix of paved seating areas, raised beds, and mature planting, along with a greenhouse ideal for growing produce. Additional outbuildings and sheds provide useful storage, while established trees and boundary fencing create a private and enclosed setting. This garden offers plenty of scope to be adapted into a relaxing retreat or productive family space.

Hallway  
6'3" x 12'

Access to living room and dining room. Central heated radiator. Carpeted throughout.

Living Room  
10'6" x 12'2"

Feature fire sat on a black hearth. Central heated radiator. Carpeted throughout. UPVC double glazed window to the front of the property.

Dining Room  
13'2" x 11'11"

Feature marble effect inset and hearth and living flame effect fire. Central heated radiator. Carpeted throughout. UPVC double glazed window to the rear.

Kitchen  
8'4" x 11'8"

A range of high and low level kitchen units in shaker style with complimentary work tops. Sink with drainer and chrome mixer tap over.

Freestanding Logik range style cooker. Wood effect flooring. UPVC double glazed window to the rear and side elevation.

Hallway Two  
5'10" x 2'11"

Wood effect flooring. Side door access to the rear.

WC  
5'10" x 2'6"

WC with low level flush. Wood effect flooring. UPVC frosted double glazed window to the side elevation.

Landing  
6'2" x 12'2"

Access to all three bedrooms, WC and bathroom. UPVC double glazed window to the front elevation.

Main Bedroom  
11'4" x 12'8"

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

Bedroom Two  
10'7" x 11'8"

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

Bedroom Three  
10'8" x 8'11"

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

Bathroom  
5'10" x 5'7"

Panel bath with chrome taps and mains feed shower with shower screen. Wash hand basin with chrome taps over. Tiled flooring and walls. UPVC double glazed frosted window to the front elevation.

WC  
5'9" x 2'8"

WC with low level flush. UPVC double glazed frosted window to the side elevation.



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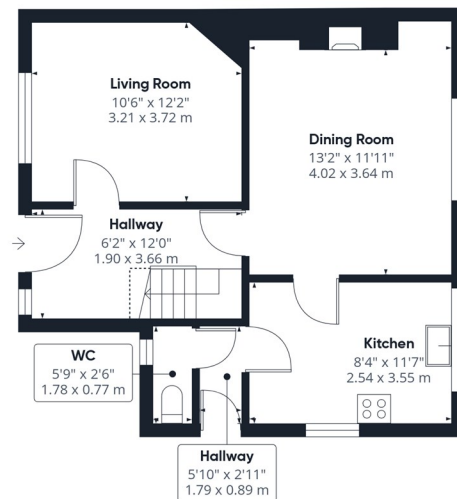
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#### WC

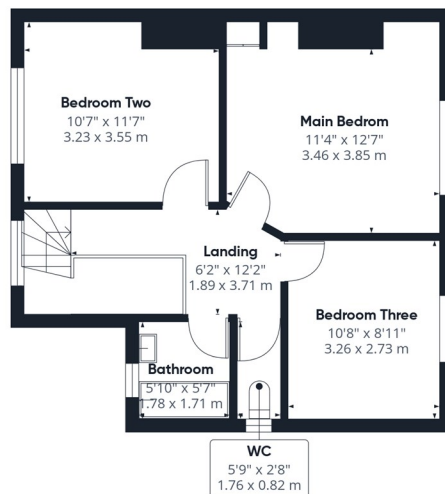
5'9" x 2'8"

WC with low level flush. UPVC double glazed frosted window to the side elevation.





Floor 0



Floor 1



Approximate total area<sup>10</sup>

968 ft<sup>2</sup>

90 m<sup>2</sup>

Reduced headroom

10 ft<sup>2</sup>

0.9 m<sup>2</sup>

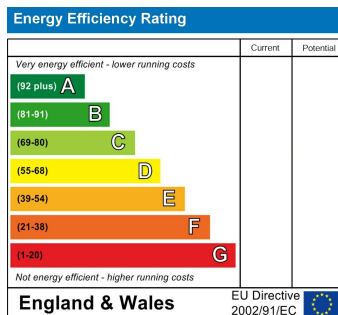
(1) Excluding balconies and terraces

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



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