



3 Bed  
House - Semi-  
Detached  
located in  
Pontefract  
Guide Price £160,000





Robson Close  
Pontefract  
WF8 3PZ



**\*\*GUIDE PRICE £160,000 - £170,000\*\*NO UPWARD CHAIN\*\***With three double bedrooms and bags of potential, this property is not to be missed!

This charming three-bedroom semi-detached house located on the popular residential development of Carleton Park, offers a perfect blend of comfort and practicality, making it an ideal home. Situated in a friendly neighbourhood, this home benefits from its proximity to local amenities, schools, and parks, making it an excellent choice for families. The surrounding area offers a sense of community while still being conveniently located for easy access to transport links. Well maintained throughout having benefited from some replacement UPVC windows and boiler in recent years. Requiring some cosmetic updating, this property offers potential for the next buyer to add their own personal stamp.

To the ground floor, you will find the entrance porch, living room, kitchen, utility/outhouse and the stairs leading to the first floor. To the first floor you will find all three bedrooms, wet room and WC.

Externally, to the front of the property is an enclosed garden. There are steps leading up to a lawn area boarded by mature flowerbeds a paved pathway leading to gated access down the side of the property running to the rear garden.

A tiered rear garden with a paved patio area, stepping up to twin lawns boarded by mature flower beds. A useful garden shed sits at the top of the garden.

Entrance Porch

5' x 3'2"

Access to living room. Carpeted.

Lounge/Diner

18'9" x 14'6"

A stone built feature fireplace with shelving to the side incorporating a living flame effect gas fire sat on a tile effect hearth. Two central heated radiators, dual aspect UPVC double glazed windows, access to the stairs.

Kitchen

6'4" x 11'3"

A modern range of white high gloss handle less wall and base units with laminate worktops over incorporating a stainless-steel sink with chrome mixer tap. With a further built-in storage cupboard tiled splash areas wall mounted gas central heating boiler plumbing for an automatic washing machine space for a cooker and fridge freezer. Composite part glazed door leading out to the side of the property UPVC double glazed window looking out to the rear aspect.

Outhouse/Utility Room

5'7" x 8'9"

Outhouse providing useful storage space and a composite part glazed door leading out to the rear garden.

Hallway

2'11" x 8'9"

Stairs leading to the first floor. Under stairs storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed window looking to the rear.

Landing

6'4" x 6'3"

With access to the loft all three bedrooms, wet room and WC

Main Bedroom

11'11" x 11'3"

Central heated radiator UPVC double glazed window to the front aspect

Bedroom Two

8'9" x 12'

Full height built-in storage cupboard, central heated radiator and UPVC double glazed window to the rear aspect.

Bedroom Three

6'6" x 11'4"

Central heated radiator and double-glazed window to the side aspect.

WC

2'12" x 5'8"

Low flush WC, part tiling to the walls, UPVC double glazed window to the side aspect.

Wetroom

6'6" x 5'6"

Myra advanced thermostatic shower, pedestal wash basin with chrome taps, full height wall tiling, central heated radiator and UPVC double glazed window to the rear aspect.



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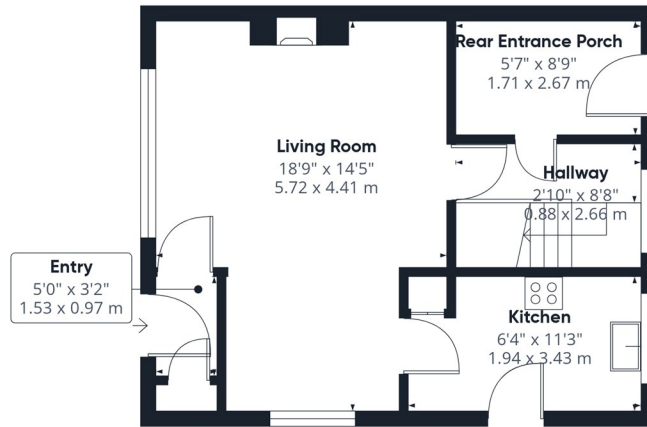
Low flush WC, part tiling to the walls, UPVC double glazed window to the side aspect.

#### Wetroom

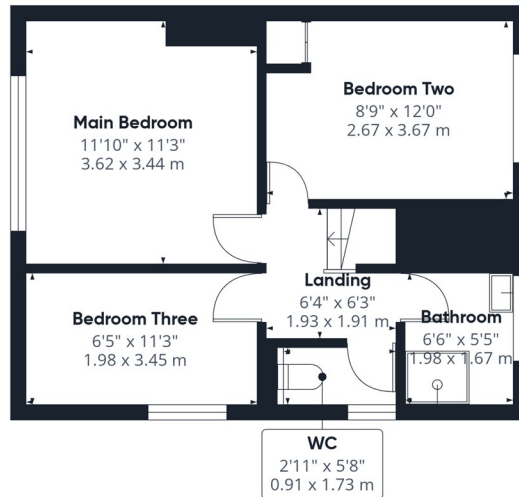
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Floor 0



Floor 1

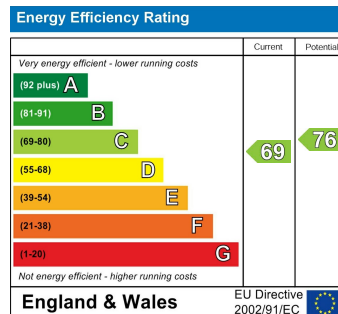


**Approximate total area<sup>(1)</sup>**  
813 ft<sup>2</sup>  
75.6 m<sup>2</sup>

(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.

GIRAFFE360



## CONTACT

30 Newgate  
Pontefract  
West Yorkshire  
WF8 1DB

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

**LOGIC**  
REAL ESTATE