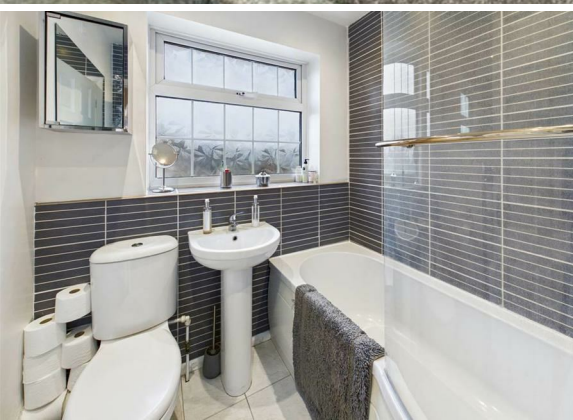




3 Bed
House - Semi-
Detached
located in
Pontefract

Offers Over £220,000



enfields

Walnut Drive
Pontefract
WF8 4NR



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Charming Three-Bedroom End-Terrace Home in Larks Hill, Pontefract. Set on a desirable corner plot in the sought-after Larks Hill area of Pontefract, this beautifully presented three-bedroom end-terrace property offers family living with both comfort and convenience in mind.

Situated in a quiet and family-friendly residential area, within easy reach of Pontefract town Centre, transport links, and motorway access (A1/M62), Excellent local schools nearby, both primary and secondary, making it a perfect choice for growing families, Close to parks, local amenities, and countryside walks.

Entrance Porch

3'10" x 5'2"

UPVC double glazed windows and door leads into the entrance porch with storage for coats and shoes.

Entrance Hall

5'11" x 3'10"

With the stairs leading to the first floor, gas central heated radiator and access into the lounge.

Lounge

13'10" x 13'3"

UPVC double glazed window to the front elevation a fireplace with hair and surround. Gas central heated radiator. Under stairs storage cupboard. Access into the kitchen.

Kitchen

8'9" x 16'5"

With a range of wall and base unit units and the kitchen island effect which opens over into the dining area. The kitchen has UPVC double glazed rear window and door and the patio area has UPVC double glaze patio doors which lead to the garden. The kitchen has a space for a washing machine. There is an electric oven hob and extractor hood over and the stainless-steel sink with drainer and mixer tap. Gas central heated radiator and partly tiled walls.

Landing

8'6" x 6'1"

With access to 3 bedrooms and the family bathroom.

Bedroom One

11'6" x 9'11"

UPVC double glazed window to the front elevation a double fitted wardrobe and gas central heated radiator.

Bedroom Two

8'9" x 9'9"

UPVC double glazed window to the rear elevation and a gas central heated radiator.

Bedroom Three

8'5" x 6'3"

UPVC double glazed window to the front elevation and a storage cupboard housing the boiler. Gas central heated radiator.

Bathroom

5'6" x 6'2"

UPVC double glazed window to the rear elevation. Toilet with a low-level flush sink with mixer taps and a bath with a shower over. Spotlights taught the ceiling part tiling to the walls chrome heated towel radiator.

Garage

9'2" x 18'1"

Up and over door to the front and a side door which opens onto the garden, Power and light.

Garden

To the rear, there is an enclosed corner shaped garden. With lawn patio and decking area with a glass banister. There is a side pebble garden which is perfect for a privacy and access gate back to the front. Privacy hedges and shrubs. Access to the driveway and the garage.

Driveway

Front Driveway A blocked paved double driveway and a side gate access.

Driveway To the side of the property concrete drive which leads to the separate garage.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area*

893 ft²
83.1 m²

(*) Excluding balconies and terraces.

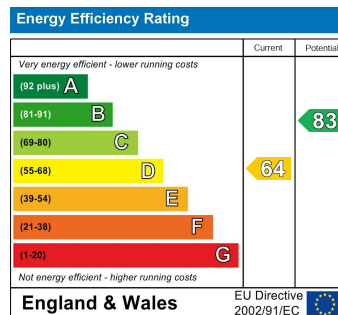
Calculations reference the RICS (PAS) 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFF 360

CONTACT

30 Newgate
Pontefract
WF8 1DB

E: sales-pontefract@enfields.co.uk
T: 01977 233124



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