4 Bed House - Semi-Detached located in Pontefract

Asking Price £280,000

enfields

Wales Street

Pontefract

WF8 4TF

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NO ONWARD CHAINLOCATED ON THE POPULAR PRINCES PARK DEVELOPMENT**WITHIN WALKING DISTANCE TO PONTEFRACT TOWN CENTRE**

A stylish three-bedroom semi detached home situated within the highly sought-after modern development of Prince's Park, on the outskirts of Pontefract.

Occupying a desirable position within this popular development, this attractive property offers modern living arranged over three floors, creating a versatile and contemporary layout ideal for a wide range of buyers.

The home is well presented throughout with modern fixtures and fittings, providing spacious and well-balanced accommodation. The standout feature of the property is the impressive main bedroom suite, which benefits from a private dressing area sectioned away from the sleeping space along with a modern en-suite bathroom, offering a luxurious and practical retreat.

With windows to three sides, the property enjoys an abundance of natural light, creating a bright and welcoming feel across all levels of the home.

Externally, the property offers a private rear garden along with off-road parking, providing convenient outdoor space and practicality for everyday living.

The location is particularly appealing, being within close proximity to Pontefract Park and Racecourse, Xscape Yorkshire, and Pontefract town centre, where a range of shops, restaurants, transport links, and bus networks can be found within walking distance.

Properties of this specific design are rarely available within the Prince's Park development, as only a limited number were originally built, making this a unique opportunity to acquire a distinctive home in a popular location.

Offered to the market with no onward chain, this property would make an excellent purchase for first-time buyers, professional couples, or those looking to upsize into a modern family home.

Hallway
10'10" x 10'8"
Access to the downstairs WC, kitchen diner, storage cupboard and the living room. Carpeted throughout. Central heated radiator.

Kitchen Diner
11'7" x 12'8"
Modern range of high and low level kitchen units with complimentary worktops and splash back. Integrated appliances including oven, dishwasher, fridge/freezer, microwave and electric hob with extractor hood over. Wood effect flooring. Central heated radiator. UPVC double glazed bay window to the side elevation.

WC
5'3" x 5'3"
WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the front elevation.

Living Room
9'8" x 14'8"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation. UPVC double glazed bi folding door leading out to the rear garden.

Landing
8'2" x 4'11"
Access to the lounge/bedroom and bedroom one. Carpeted throughout central heated radiator.

Lounge/Bedroom
9'9" x 14'9"
Carpeted throughout. Central heated radiator. UPVC double glazed windows to the rear and side elevation.

Bedroom One
8'10" x 14'
Access to the en suite. A range of full height fitted wardrobes with sliding doors. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side and front elevation.

En Suite
8'3" x 4'7"
White suite comprising of WC with low level flush. Wash hand basin with chrome tap. Shower cubicle with mains feed shower. Extractor fan. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the front elevation.

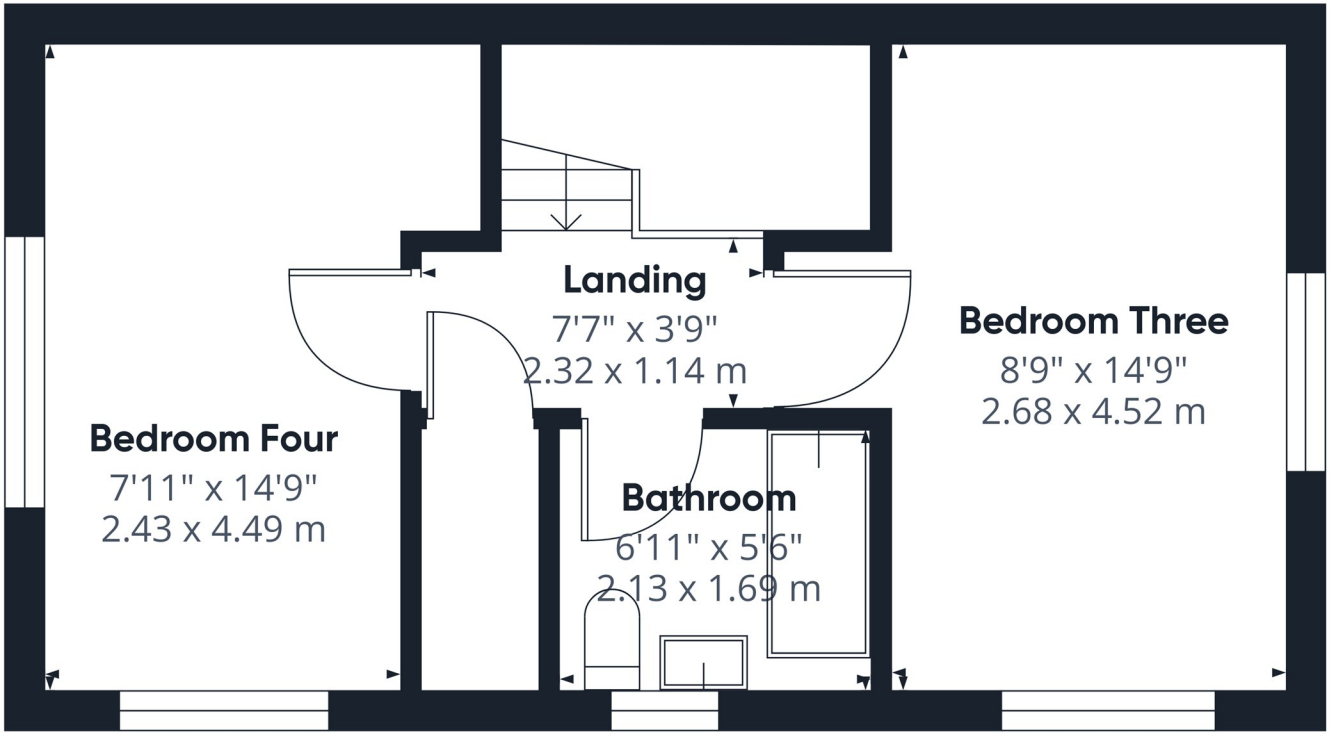
Landing
7'7" x 3'9"
Access to both bedrooms and the bathroom. Carpeted throughout.

Bedroom Two
7'12" x 14'9"
Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front and side elevation.

Bedroom Three
8'10" x 14'10"
Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front and side elevation.

Bathroom
6'12" x 5'7"
White suite comprising of panel bath with mains feed shower. Wash hand basin with chrome taps. WC with low level flush. Extractor fan. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the front elevation.

External
The property is attractively positioned on a corner plot within a modern residential development. A covered entrance porch leads to the front door, with a small landscaped frontage and low hedging adding to the kerb appeal. To the side of the property there is a private parking space, providing convenient off-street parking.
The rear of the property benefits from a fully enclosed private garden, mainly laid to lawn and bordered by timber fencing with brick pillars. A paved patio area directly outside the rear doors offers an ideal space for outdoor seating and entertaining. With gated side access providing practicality and ease of movement to the front of the property.



Floor 2

Approximate total area(1)

357 ft²

33.2 m²

(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.

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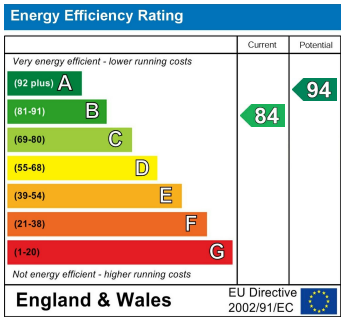

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