



3 Bed
House - Semi-
Detached
located in
Pontefract
Price £240,000



enfields

Bexhill Close

Pontefract

WF8 2LE



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****CHECK OUT MY GARDEN****This family home is not to miss out on !

This delightful semi-detached house offers a perfect blend of comfort and practicality for families or those seeking a spacious home. With an open plan lounge/diner, there is space for both relaxation and entertaining guests. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and welcoming atmosphere. Situated in this popular area of Pontefract, this property is well-connected to local amenities, schools, and parks, making it an ideal choice for families. With its appealing features and prime location, this semi-detached house on Bexhill Close is a wonderful opportunity for those looking to settle in Pontefract. Don't miss the chance to make this lovely house your new home.

To the ground floor you will find the living room/dining room, kitchen, hallway and the stairs leading to the first floor. To the first floor, you will find all three bedrooms and the main family bathroom.

The property is approached via a generous block-paved driveway providing ample off-road parking. Mature hedging and established planting to the front boundary offer a good degree of privacy, while gated side access leads through to the rear garden. To the rear is a beautiful and thoughtfully landscaped garden designed for ease of maintenance and outdoor enjoyment. A paved patio area provides space for seating and entertaining, flowing onto a central lawn area, bordered by established planting and fencing. Further features include a raised decking area, ideal for dining, and two timber garden sheds offering excellent storage. The garden enjoys a pleasant outlook and a good level of privacy, making it a versatile outdoor space for both relaxation and entertaining.

Hallway
5'4" x 3'10"

Access to lounge diner and the stairs leading to the first floor. UPVC double glazed window looking to the side of the property. Wood effect flooring.

Lounge Diner
8'11" x 23'11"

Access to kitchen. Feature fireplace with hearth and surround. UPVC

double glazed bow window looking to the front exterior. French door leading to the rear garden. Wood effect flooring. Central heated radiator.

Kitchen
7'10" x 10'6"

Range of high and low level kitchen units with laminate worktops. Chrome sink with drainer and chrome taps over. Integrated extractor hood. Space for oven. Option to reconnect plumbing for washing machine. Access door to the side of the property. Access to storage cupboard. Wood effect flooring. Central heated radiator. UPVC double glazed window looking to the rear of the property.

Landing
6'9" x 7'1"

Access to all three bedrooms and the main bathroom. Carpeted throughout. UPVC double glazed window to the side elevation.

Main Bedroom
9'11" x 12'12"

Wood effect flooring. Central heated radiator. UPVC double glazed window looking to the front of the property.

Bedroom Two
8'11" x 10'6"

Wood effect flooring. Central heated radiator. UPVC double glazed window looking to the rear of the property.

Bedroom Three
6'9" x 8'10"

Wood effect flooring. Central heated radiator. UPVC double glazed window looking to the front of the property.

Bathroom
7'9" x 7'1"

White and suite comprising of panel bath with chrome taps. Wash hand basin with chrome taps over. WC with low level flush. Extractor fan. Part tiling to the walls and tiled effect flooring. Central heated radiator. UPVC double glazed frosted window looking to the rear.



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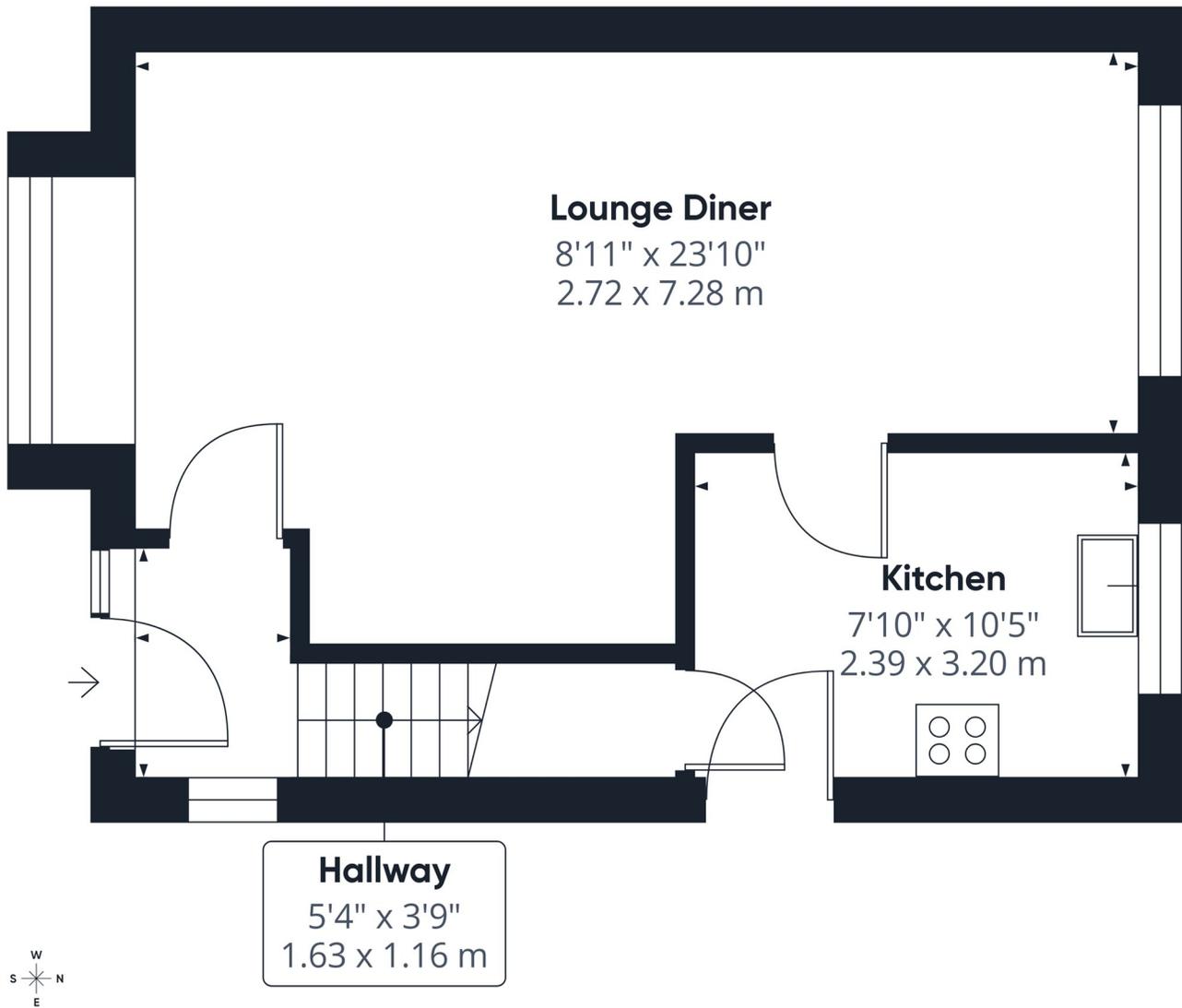
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Approximate total area⁽¹⁾
 411 ft²
 38.2 m²

(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.

GIRAFFE360

Floor 0

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

