

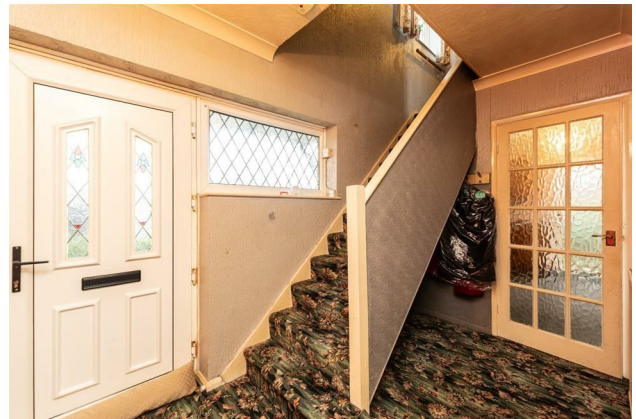
HUNTERS®

HERE TO GET *you* THERE

1 Wensley Drive, Pontefract, WF8 2RQ

Offers Over £170,000

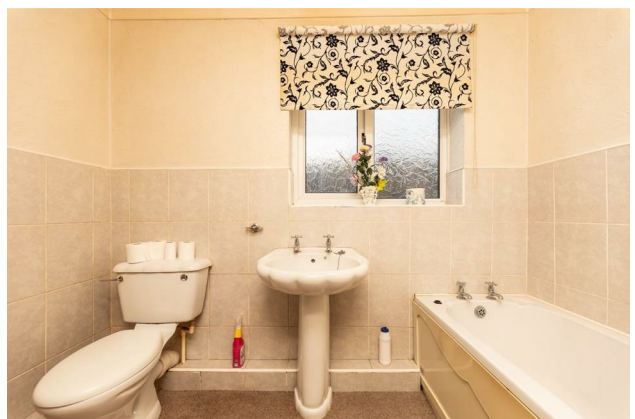
Property Images



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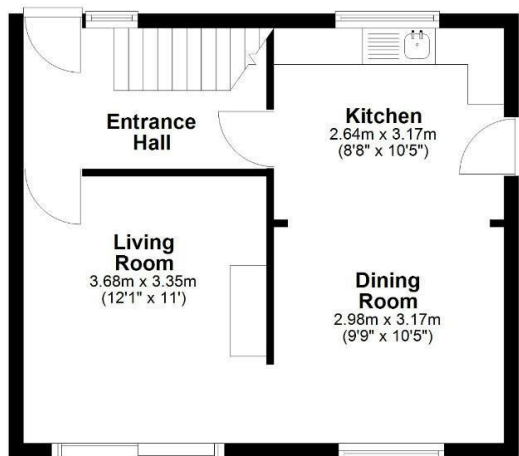


Floorplan



Ground Floor

Approx. 37.9 sq. metres (407.6 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



Total area: approx. 75.8 sq. metres (815.6 sq. feet)

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	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		

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: null Receptions: null
Tenure: Freehold

THE SETTING:

Pontefract is the home of many things but the Racecourse and Haribo are favourites! One of the main things that makes Pontefract such a great place to live is that it is a small town with a great community and lots going on, but also you're only a stones throw in any direction from a neighboring countryside. This property is located in one of the sought after areas of Pontefract so for commuters, the links on the A1 and M62 are very easily accessible. For sports lovers there is the newly renovated Pontefract Collieries Stadium and the Pontefract Rugby Union club. Amenities wise, the centre boasts an array of shops, bars, eateries, supermarkets and the nearby bus/train stations serve all of the neighboring towns and cities.

THE PROPERTY:

The property has been maintained throughout and has created an excellent space for a family or couple. As you enter the property you're greeted into the hallway which has a good amount of room for storing shoes and coats. Opposite the entrance is a spacious living room benefitting from patio doors, perfect for opening up the room in the summer months and allowing a lot of natural light in. With a featured archway leading from the living room to the kitchen-diner, you will find a spacious room which benefits from an oven, cooker, base and wall units, and has potential for a fridge-freezer, dining table and additional furniture if desired.

The first floor of the property benefits from a storage cupboard on the landing and three great-sized bedrooms. The master and second bedroom comfortably host a double bed, with room for additional furniture and a window allowing for ample of light throughout. The third bedroom is a room that can be adapted if preferred, to be used as an office space, at-home-gym or playroom. Lastly, the family bathroom benefits from a w/c, hand basin and bath-shower.

OUTSIDE SPACE:

To the front of the property is a driveway providing parking for 2 vehicles. To the rear of the property, accessed via the driveway or patio doors in the living room, is a great sized garden with the potential to be turned into a perfect space for entertaining. Whether you would like to create a space for adults to wind down, have a barbeque, or a lawn space for children to play, the outdoor area is equally a selling point. Additionally, there is a shed to provide lots of extra storage.

Call us today to arrange your viewing!

Features

• SEMI-DETACHED • 3 GOOD-SIZED BEDROOMS • KITCHEN-DINER • FAMILY BATHROOM • SPACIOUS LIVING THROUGHOUT • ENCLOSED REAR GARDEN • DRIVEWAY • FREEHOLD • COUNCIL TAX BAND: B • EPC RATING: TBC