

The floor plan shows a rectangular layout. At the top is a large **Living Room** with a bay window. Below it is the **Kitchen**. To the right of the kitchen is a staircase labeled **CBD**. At the bottom right is the **Entrance Hall**, which contains a door leading to a **WC** (toilet) at the bottom center. The entrance hall also features a bay window at the bottom right corner.

A black and white floor plan of a 3-bedroom house. The layout features a central landing area with a staircase. To the left of the landing is a Bathroom, and above it is Bedroom 2. To the right of the landing is Bedroom 3. Below the landing is a large Bedroom 1. The plan includes thick black lines for walls and doors, and a set of stairs with an arrow indicating the direction of travel.

Bedroom 2

Bedroom 3

Landing

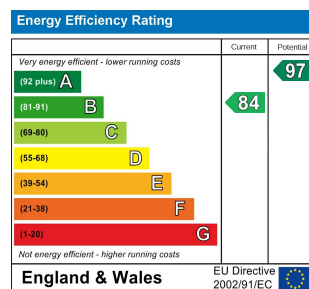
Bathroom

Bedroom 1

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\*your home may be repossessed if you do not keep up repayments on your mortgage



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**PONTEFRAC T & CASTLEFORD**  
**01977 798 844**



**For Sale Freehold £240,000**

A superb opportunity to purchase this three bedroom semi detached house situated in this modern and attractive development benefitting from UPVC double glazing and gas central heating throughout.

The property briefly comprises of an entrance hall, downstairs W.C., kitchen dining room and a living room completing the ground floor. To the first floor there is loft access, doors to three bedrooms and the house bathroom. There is an attractive low maintenance garden to the front with a paved pathway to the entrance door. To the side of the property is a tarmacadam driveway providing off road parking for two vehicles, an EV charging point and a timber gate to the rear garden. To the rear, there is a paved patio area, perfect for outdoor dining and entertaining, a low maintenance AstroTurf lawned area and a further Indian stone patio area to the rear.

The property is well placed to local amenities including shops and schools with local bus routes nearby. An ideal family home situated on this modern development convenient for access to the M1 motorway, Wakefield city centre and Westgate train station.

Simply a fantastic home ideal for the professional couple or growing family and deserves an early viewing to fully appreciate the property and to avoid disappointment.





## ACCOMMODATION

### ENTRANCE HALL

Composite front door into the entrance hall. Central heating radiator, doors into the kitchen dining room and W.C., stairs to first floor landing.

### DOWNSTAIRS W.C.

2'9" x 4'4" [0.85m x 1.33m]

UPVC double glazed frosted window to the front, central heating radiator. Low flush W.C., pedestal wash basin with mixer tap and tiled splashback.

### KITCHEN DINING ROOM

12'11" x 10'4" [min] x 11'2" [max] [3.96m x 3.17m [min] x 3.42m [max]]

UPVC double glazed window to the front, central heating radiator, spotlights, door into living room. A range of wall and base high gloss units with laminate worksurface over and tiled splashback, stainless steel sink and drainer with mixer tap, integrated dishwasher, integrated oven and grill, four ring gas hob with glass splashback and cooker hood over, integrated fridge and integrated freezer, integrated washing machine.

### LIVING ROOM

11'4" x 14'4" [3.47m x 4.38m]

UPVC double glazed French doors to the garden, contemporary central heating radiator, door providing access to the understairs storage cupboard.



### FIRST FLOOR LANDING

Loft access, doors to three bedrooms and the house bathroom, central heating radiator.

### BEDROOM ONE

9'4" x 11'3" [min] x 14'4" [max] [2.85m x 3.44m [min] x 4.38m [max] ]

Two UPVC double glazed windows to the front, central heating radiator, door into storage cupboard over bulk head.



### BEDROOM TWO

8'0" x 9'4" [2.45m x 2.86m]

UPVC double glazed window to the rear, central heating radiator.



### BEDROOM THREE

6'3" x 5'7" [1.93m x 1.72m]

UPVC double glazed window to the rear, central heating radiator.

### HOUSE BATHROOM

8'0" x 5'0" [2.44m x 1.54m]

Frosted UPVC double glazed window to the side, central heating radiator, extractor fan. Comprising of a three piece suite with a panelled bath with mixer tap and tiled splashback, glass shower screen with mixer shower over, pedestal wash basin with mixer tap and tiled splashback, low flush W.C..



### OUTSIDE

To the front of the property is a pebbled front garden with paved pathway leading directly to the front door with a UPVC porch over. To the side of the property there is a tarmacadam driveway providing off road parking for two vehicles with an EV car charging port and a timber gate providing access into the enclosed rear garden. To the rear of property is a paved patio area perfect for outdoor dining and entertaining purposes with a low maintenance AstroTurf rear garden and a paved seating area at the back with timber fences on all three sides making it completely enclosed.



### COUNCIL TAX BAND

The council tax band for this property is C.

### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.