



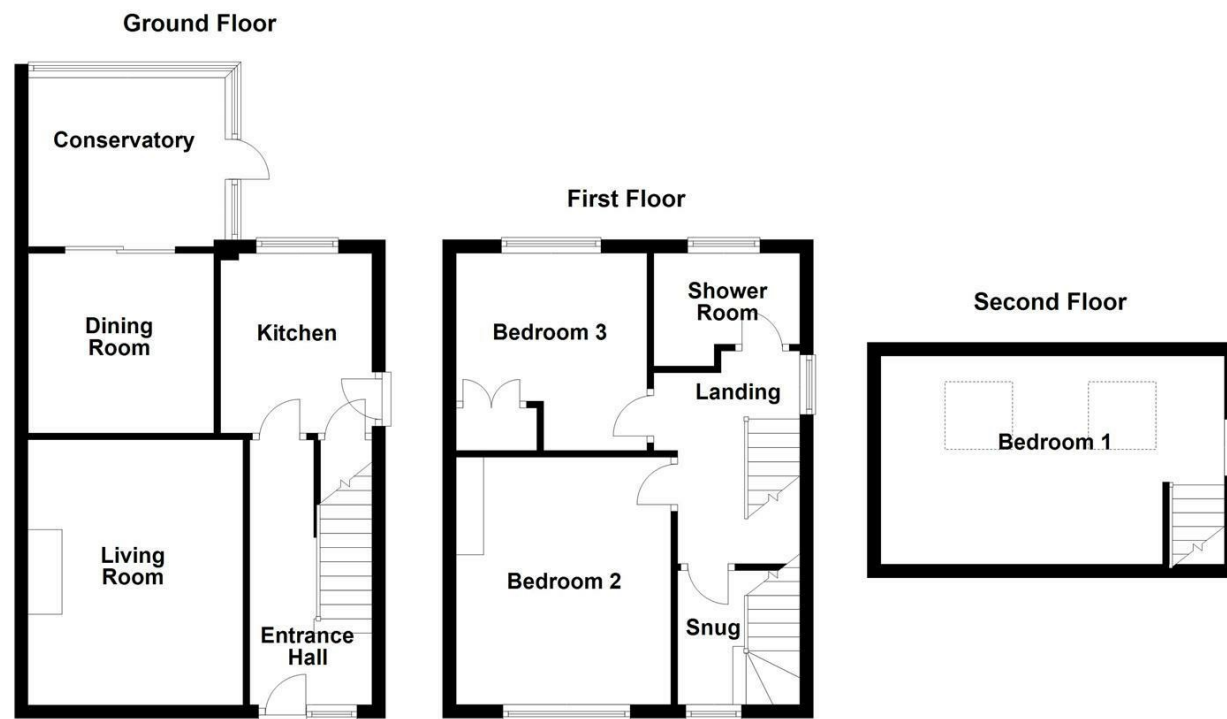
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### 30 Northfield Drive, Pontefract, WF8 2DJ

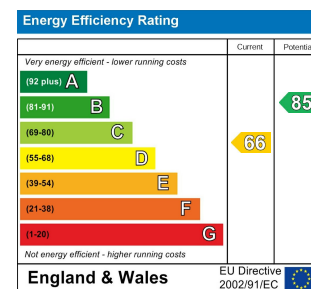
For Sale Freehold £185,000

A well proportioned three bedroom semi detached property with spacious accommodation spread over three levels, off road parking and gardens to the front and rear.

The property briefly comprises of the entrance hall, living room, kitchen, dining room and conservatory. The first floor landing leads to two bedrooms, house shower room/w.c. and snug with a further set of stairs leading to bedroom one located on the second floor. Outside to the front is a pebbled garden with planted features and a block paved driveway providing off road parking leading down the side of the property. To the rear is a tiered landscaped garden incorporating block paved patio area, perfect for outdoor dining and entertaining with mature shrubs and flowers, artificial lawn, fully enclosed by walls and timber fencing.

The property is within walking distance of the local amenities and schools nearby. There are local bus routes to and from Pontefract town centre and there is good access to the M62 motorway network, perfect for the commuter looking to work or travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



#### IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

#### MORTGAGES

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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, stairs to the first floor landing, central heating radiator, fitted storage cupboards and doors to the living room and kitchen.

### LIVING ROOM

13'1" x 10'3" (max) x 9'1" (min) [4.0m x 3.13m (max) x 2.79m (min)] UPVC double glazed window to the front, central heating radiator, coving to the ceiling and electric fireplace with marble hearth, surround and wooden mantle.



### KITCHEN

8'9" x 6'11" [2.68m x 2.13m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash

back. Four ring gas hob with extractor hood above, integrated oven, space and plumbing for a slimline dishwasher and the Ideal boiler is housed in here. UPVC double glazed window to the rear, UPVC double glazed frosted door to the side, coving to the ceiling and access to an understairs storage cupboard. Door to the dining room.

### DINING ROOM

8'11" x 9'2" [2.72m x 2.8m]

Coving to the ceiling, dado rail, central heating radiator and space for a fridge/freezer. Set of UPVC double glazed sliding doors to the conservatory.



### CONSERVATORY

8'2" x 9'7" [2.5m x 2.94m]

Central heating radiator, surrounded by UPVC double glazed windows with UPVC double glazed door to the rear garden.

## FIRST FLOOR LANDING

UPVC double glazed window to the side, central heating radiator and doors to two bedrooms, snug and shower room.

### BEDROOM TWO

12'1" x 10'4" (max) x 9'11" (min) [3.7m x 3.17m (max) x 3.04m (min)]

UPVC double glazed window to the front, dado rail, central heating radiator and coving to the ceiling.

### BEDROOM THREE

9'11" x 9'3" (max) x 5'7" (min) [3.03m x 2.82m (max) x 1.72m (min)]

Set of fitted wardrobes, UPVC double glazed window to the rear, coving to the ceiling, dado rail and central heating radiator.



### SHOWER ROOM/W.C.

6'11" x 4'10" (max) x 4'3" (min) [2.11m x 1.48m (max) x 1.3m (min)]

UPVC double glazed frosted window to the rear, chrome ladder style radiator, low flush w.c., wash basin with mixer tap, shower cubicle with electric shower and glass shower screen.



### SNUG

5'10" x 6'8" [1.8m x 2.05m]

UPVC double glazed window to the front, central heating radiator, stairs to bedroom one located on the second floor and understairs storage.

### BEDROOM ONE

16'6" x 10'2" [5.04m x 3.1m]

Two velux skylights, UPVC double glazed window to the side, central heating radiator, low flush w.c., wall mounted wash basin with mixer tap and access to the storage eaves.



## OUTSIDE

To the front of the property is a pebbled garden with planted features incorporating mature trees and shrubs with a block paved driveway providing off road parking leading down the side of the property. To the rear is a tiered landscaped garden incorporating block paved patio area, perfect for outdoor dining and entertaining with mature shrubs and flowers, artificial lawn, fully enclosed by walls and timber fencing.



## COUNCIL TAX BAND

The council tax band for this property is B.

## 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.

## VIEWINGS

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

## EPC RATING

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