

## 1 Warren Close, Pontefract, WF8 4TB

Look at this stunning home marketed by Sarah Davidson situated on the fabulous Prince of Wales Estate in Pontefract.

This 4 bed home is ready just to move into with the show home décor throughout, the large living room to the front of the property offers a great relaxing space while the open plan kitchen dinner with upgraded cupboards, wine cooler, integrated appliances and granite worktops is a great entertaining area which leads out to the beautiful enclosed garden and summer house offering an extra room for the family to relax or play.

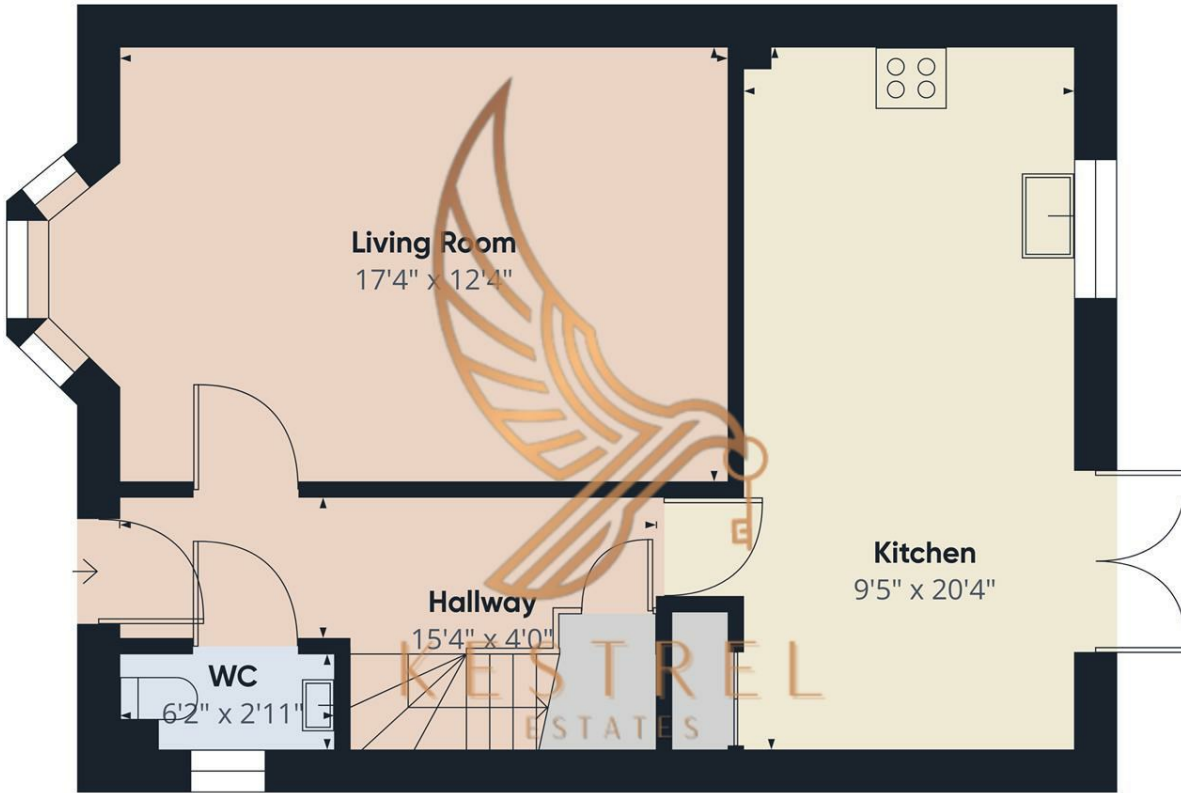
On the first floor you will find 3 stunning double bedrooms with fitted wardrobes and one with an ensuite and the fully tiled house bathroom with a separate shower.

The master bedroom is on the 2nd floor offering your own little haven complete with dressing area and another ensuite.

This house won't be around for long so book your viewing in now!

- CHECK OUT THIS STUNNING SHOWHOME STYLE HOME
- 4 DOUBLE BEDROOMS
- 2 EN SUITES
- UPGRADED KITCHEN AND GRANITE WORKTOPS
- CONVERTED SUMMER HOUSE
- SUNNY GARDEN
- PARKING FOR UPTO 3 CARS

**£370,000**



Approximate total area<sup>®</sup>  
549.38 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0 Building 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	
(81-91) B			
(69-80) C			
(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	