



## 35 Princes Drive, Pontefract, WF8 4SP

Welcome to this stunning detached house located on Princes Drive in the charming town of Pontefract. This property boasts a generous 2,250 sq ft of living space, offering ample room for comfortable living.

Upon entering, you are greeted by not one, but two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The house features four spacious bedrooms, providing plenty of space for a growing family or accommodating guests.

With three modern bathrooms, there will be no more waiting in line during the morning rush. Built in 2017, this property offers contemporary living spaces with all the conveniences of a new home.

Parking is made easy with space for up to 3 vehicle, ensuring you never have to worry about finding a spot after a long day. The location of this house is ideal for those seeking a peaceful retreat while still being close to local amenities and transport links.

Don't miss out on the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and experience the charm of Princes Drive for yourself.

- LARGE DETACHED HOUSE
- DOUBLE GARAGE
- 4 DOUBLE BEDROOMS
- 2 EN SUITES
- OPEN PLAN KITCHEN DINER
- 2 RECEPTION ROOMS
- LARGE SUNNY GARDEN
- CLOSE TO MOTOWAY AND PUBLIC TRANSPORT LINKS

£440,000



Floor 0



Approximate total area<sup>(1)</sup>  
744.6 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		