



## 26 Ilberts Way, Pontefract, WF8 4SQ

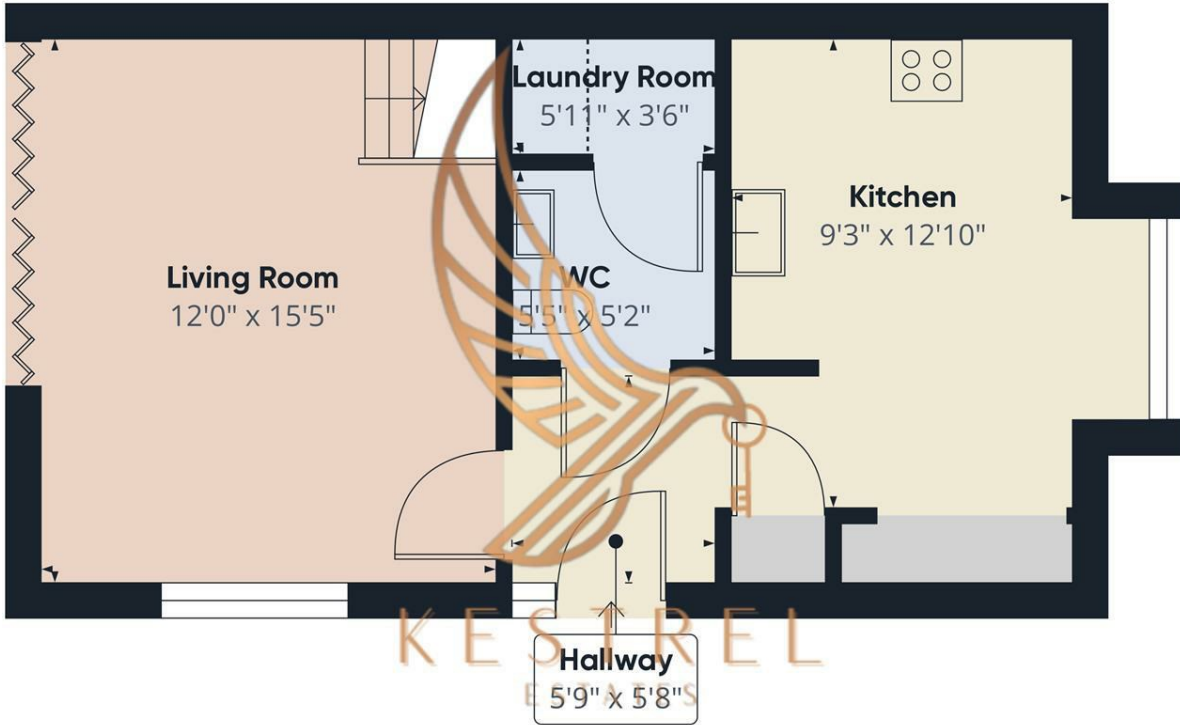
Step inside and discover this beautifully presented 3-bedroom semi-detached property in the heart of Pontefract. Featuring a modern interior throughout, this home boasts a fully integrated kitchen/diner, a spacious lounge perfect for entertaining, and a convenient downstairs W/C with a utility room. Upstairs, you'll find three generously sized bedrooms and a well-appointed family bathroom.

Externally, the property offers a driveway with off-street parking for two cars and an enclosed rear garden. Located close to Pontefract town centre, shops, and other amenities, this home is perfect for first-time buyers and families.

A viewing is a must!

**£230,000**

- 3 BED SEMI-DETACHED
- MODERN INTERGRADED KITCHEN
- LOUNGE WITH BI-FOLDS OPENING ONTO GARDEN
- W/C WITH UTILITY SPACE
- WELL APPOINTED FAMILY BATHROOM
- DRIVEWAY FOR 2 CARS
- ENCLOSED REAR GARDEN
- CLOSE TO TOWN CENTRE
- CLOSE TO LOCAL SHOPS AND OTHER AMENITIES
- PERFECT FOR FIRST TIME BUYERS OR FAMILIES



Approximate total area<sup>(1)</sup>  
418.16 ft<sup>2</sup>  
Reduced headroom  
7.17 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Floor 0

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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	