

## 5 Willowdene Lane, Pontefract, WF8 1RR

Welcome to Willowdene Lane, Pontefract - a charming location for this stunning detached house built in 1900. This property boasts a spacious 980 sq ft of living space, perfect for a family looking for a new home.

As you step inside, you'll be greeted by a recently renovated kitchen featuring quartz worktops and integral appliances. Imagine cooking up delicious meals in this stylish and functional space complete with a downstairs WC.

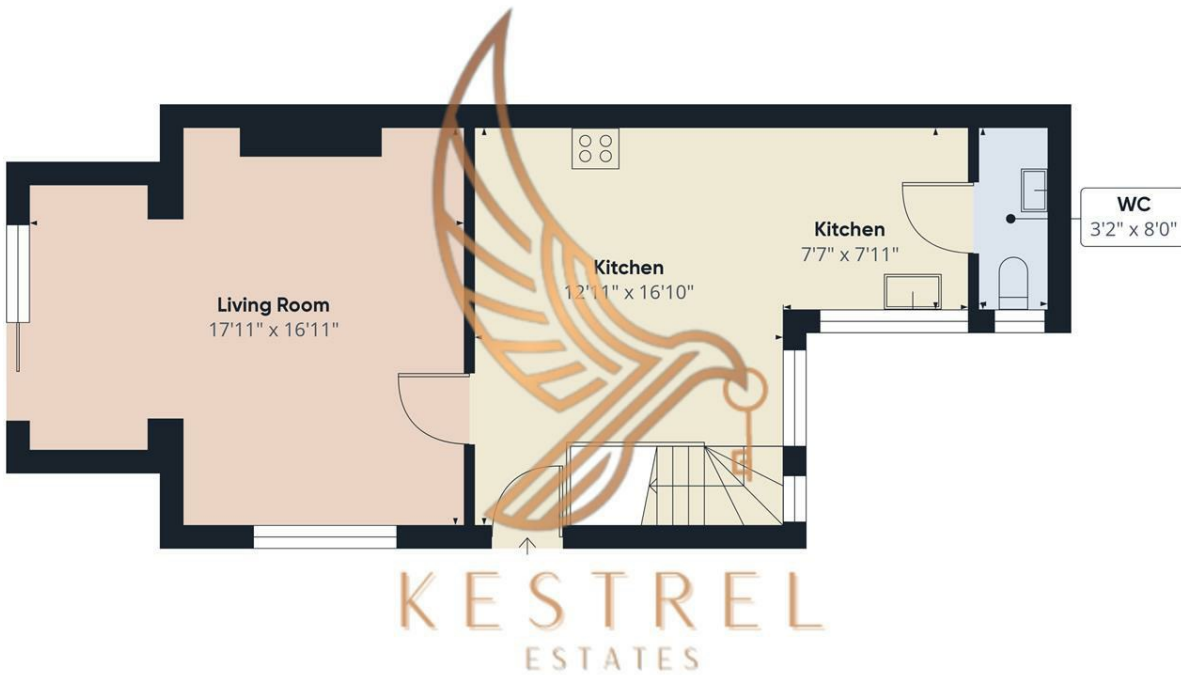
The cosy living room, ideal for relaxing with loved ones is a great space. With three bedrooms, there's plenty of space for everyone to have their own sanctuary. The modern bathroom adds a touch of luxury to this beautiful home.

Parking is always a breeze with space for three vehicles, making it convenient for you and your guests. Additionally, the solar panels not only help the environment but also reduce your energy bills, a win-win situation!

Don't miss out on the opportunity to own this gem in Pontefract. With its high-spec renovations and desirable features, this property is sure to make a lovely home for the lucky new owners.

- 3 BED DETACHED HOUSE
- RENOVATED TO A HIGH SPEC
- 3 DOUBLE BEDROOMS
- GARAGE
- OFF STREET PARKING
- CLOSE TO LOCAL AMENITIES
- PUBLIC TRANSPORT LINKS CLOSE BY
- EASY ACCESS TO MOTORWAY LINKS
- DONT MISS THIS PROPERTY

£270,000



Approximate total area<sup>(1)</sup>  
572.1 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.

Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>		<b>72</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	