

## 47 Longwall Road, Pontefract, WF8 4SW

Situated on Longwall Road in the charming town of Pontefract, this stunning detached house offers a perfect blend of modern living and comfort. Built in 2018, the property spans an impressive 1,464 square feet, providing ample space for families or those who enjoy entertaining.

Upon entering, you are greeted by a welcoming reception room that sets the tone for the rest of the home. The property boasts four well-proportioned bedrooms, including two with their own ensembles, ensuring privacy and convenience for all occupants. The additional bathrooms enhance the functionality of the home, making it ideal for busy family life.

One of the standout features of this property is the delightful garden room, which offers a serene space to relax and enjoy the beautifully landscaped garden. The outdoor area is perfect for summer gatherings or simply unwinding after a long day.

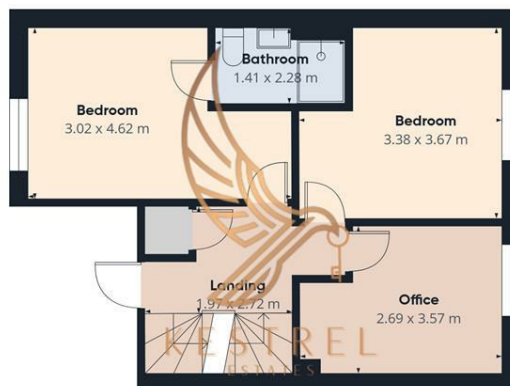
For those who commute, the house is conveniently located close to motorway links, making travel to nearby towns and cities a breeze. Additionally, the property includes parking for two vehicles, providing ease and accessibility.

- STUNNING 4 BED DETACHED HOUSE
- GARDEN ROOM
- 2 EN SUITES
- BEAUTIFUL GARDEN
- KITCHEN DINNER
- SOUGHT AFTER LOCATION
- NEAR RACECOURSE
- CLOSE TO MOTORWAY LINKS

£360,000



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area<sup>®</sup>  
134.7 m<sup>2</sup>

Reduced headroom  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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