



14 Robin Close, Pontefract, WF8 1SQ

Located in the tranquil cul-de-sac of Robin Close, Pontefract, this charming semi-detached house offers a delightful blend of comfort and convenience. Built in 1980, the property spans an inviting 796 square feet and features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by a spacious reception room that provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The heart of the home is the open-plan kitchen diner, which is designed to foster a sense of togetherness. This area is not only functional but also bright and airy, making it a wonderful space for family meals or social gatherings.

The property boasts a well-appointed bathroom, ensuring that all your needs are met with ease. The three bedrooms offer ample space for rest and personalisation, catering to various lifestyle requirements.

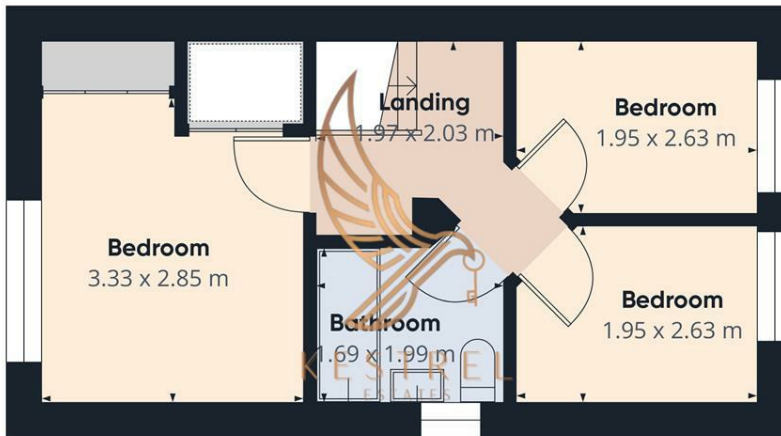
Situated in a sought-after location, this home is conveniently close to local amenities and transport links, making it easy to access everything you need. Whether you are commuting to work or enjoying the local shops and parks, this property provides the perfect base for modern living.

- 3 Bed semi-detached home
- Sought after quiet cul-de-sac location
- Open plan kitchen & dining room
- Close to local shops, schools and other amenities
- Close to excellent transport links
- Private rear garden
- Off road parking
- Perfect for Families or First time buyers

£210,000



Floor 0



Floor 1



Approximate total area[®]
64.8 m²

Reduced headroom
0.4 m²

(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.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	