



**The Woodlands, Pontefract WF8 2RN**

**Welcome to**

**The Woodlands, Pontefract**

LOCATION, LOCATION, LOCATION! Four bedroom DETACHED property. Located on Pontefract's south side and for sale with NO ONWARD CHAIN.



## Summary

Located in a sought after of Pontefract's south side is this DETACHED property with FOUR bedrooms and beautiful views of the country sides surrounding fields to the rear. For sale with NO CHAIN this is an ideal property for the growing family, comprising of FOUR bedrooms and a large family bathroom. On the ground floor there is a spacious and light entrance hall with wooden flooring leading to the kitchen and lounge. The lounge allows in lots of natural light and has the added benefit of a solid fuel burner. The large family kitchen and dining area boasts a range cooker and Belfast sink adding to the charm of the property. An additional ground floor rooms gives a great opportunity to the new owner to be easily converted to their own unique family needs. To the outside there is a large multi-car driveway and garage. The rear garden is split over two levels, in need of some landscaping and has views of the surrounding country side. Located in on a quiet and sought after development. Within walking distance to some of Pontefract best schools and close to Pontefract's town centre with its THREE train stations and array of local restaurants, pubs and shops.

## Entrance Hall

With a UPVC double glazed front entrance door, wooden floor and a gas central heating.

## Lounge

13' 2" x 13' 10" ( 4.01m x 4.22m )  
With a UPVC double glazed window to the front aspect, gas log burner and a wooden floor.

## Reception Room

9' 9" x 9' 9" ( 2.97m x 2.97m )  
With French doors to the rear garden and a gas central heating radiator.

## Kitchen

12' 1" x 15' 9" ( 3.68m x 4.80m )  
A fitted kitchen consisting of wall and base units with work surfaces over, 6 gas hob, range cooker, Belfast sink, space for washing machine, pantry, spotlights, UPVC double glazed window to the rear and a gas central heating radiator.

## Bedroom One

10' 4" x 13' 8" ( 3.15m x 4.17m )  
With a UPVC double glazed window to the front aspect and a gas central heating radiator, surround bed and a fitted wardrobe.

## Bedroom Two

10' 4" x 9' 9" ( 3.15m x 2.97m )  
With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

## Bedroom Three

14' x 8' 11" ( 4.27m x 2.72m )  
With a UPVC double glazed duel aspect windows and a gas central heating radiator.

## Bedroom Four

8' 2" x 9' 1" ( 2.49m x 2.77m )  
With a UPVC double glazed window to the front aspect and a gas central heating radiator.

## Bathroom

A suite consisting of a low level flush wc, wash hand basin set in a vanity unit, corner bath, standalone shower, towel rail, tiled walls and floor and spot lights to the ceiling.

## Front Garden

With a large multi car driveway.

## Rear Garden

With a raised BBQ area and an enclosed fenced private lawn.



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## Welcome to

### The Woodlands, Pontefract

- Four Bedroom Detached Home
- Large Driveway For Multiple Cars
- Downstairs WC
- Two Reception Rooms
- Garage For Storage

Tenure: Freehold EPC Rating: C

# £300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON117142 - 0003

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