





Welcome to

Ladybalk Lane, Pontefract

Well presented THREE bedroom DETACHED property. In close proximity to Pontefract's Town centre and new to schools and transport links. Ladybalk Lane has so much to offer for the growing family. Gated driveway and garage.













Summary

Spacious detached property in Pontefract Town. Three Bedroom detached family home with large gated and private driveway leading to a single garage. This property is so much more than meets the eye. Briefly comprising of a modern and light kitchen with integral appliances and charming freestanding range cooker. On the ground floor there is also a large through lounge/diner and conservatory. On the first floor there are two double bedrooms with an en-suite to the master a single bedroom and a beautiful family bathroom, complete with a claw foot bath. The outside provides ample space with a wrap around lawned garden which has been fenced for security. Viewing is essential to appreciate all this property has to offer.

Entrance Hall

With a UPVC front entrance door, stairs to the first floor and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, gas central heating radiator and a UPVC double glazed window to the front aspect.

Lounge

13' 5" x 13' 2" (4.09m x 4.01m)

With a UPVC double glazed window to the rear aspect, gas fire and surround, coving to the ceiling and a gas central heating radiator.

Dining Room

10' 11" x 7' 2" (3.33m x 2.18m)

With French doors to the conservatory, coving to the ceiling and a gas central heating radiator.

Kitchen

10' 11" x 8' 9" (3.33m x 2.67m)

A fitted kitchen consisting of wall and base units with work surfaces over, range cooker, gas hob, tiled splash back, integrated dishwasher, fridge freezer and a UPVC double glazed window to the front aspect.

Conservatory

19' 9" x 8' 10" (6.02m x 2.69m) With doors to the garden.

Landing

With access to the loft and a UPVC double glazed window to the front aspect.

Bedroom One

13' 1" x 9' 9" (3.99m x 2.97m)

With a UPVC double glazed window to the rear aspect, fitted wardrobes, storage cupboard and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle, tiled flooring, chrome heated towel rail, an extractor fan and a UPVC double glazed window to the front aspect.

Bedroom Two

9' 10" x 8' 4" (3.00m x 2.54m)

With a UPVC double glazed window to the rear aspect, fitted wardrobes and a gas central heating radiator.

Bedroom Three

 $6' 2" \times 9' 10" (1.88m \times 3.00m)$ With a UPVC double glazed window to the rear aspect and fitted wardrobes.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, roll top bath, tiled walls and a UPVC double glazed window to the front aspect.

Front Garden

With gates to the front and a large driveway.

Rear Garden

With a lawn, rear access and block paved around the conservatory.





Welcome to

Ladybalk Lane, Pontefract

- Three Bedroom Detached Home
- Three Reception Rooms
- Ensuite To Master Bedroom
- Rear Garden
- Garage And Driveway

Tenure: Freehold EPC Rating: D

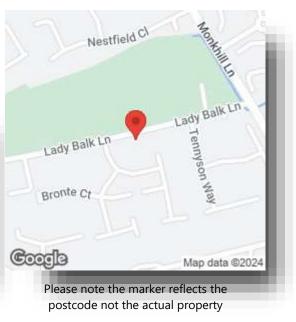
offers over

£270,000









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Property Ref: PON117297 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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