



Ladybalk Lane, Pontefract WF8 1LA



Welcome to

Ladybalk Lane, Pontefract

GUIDE PRICE £260,000 - £270,000 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" x 9' 10" (1.88m x 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.



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Welcome to

Ladybalk Lane, Pontefract

- ***GUIDE PRICE £260,000 - £270,000***
- Three Bedroom Detached Home
- Three Reception Rooms
- Ensuite To Master Bedroom
- Rear Garden

Tenure: Freehold EPC Rating: D

guide price

£260,000 - £270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117297 - 0008

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