



Larks Hill, Pontefract WF8 4RJ

Welcome to

Larks Hill, Pontefract

THREE bedroom semi-detached. Immaculate throughout and well maintained to a high standard. Situated in Pontefract town on the sought after location of Larks Hill. Ready to move in, call now to avoid missing out.



Summary

This stunning THREE bedroom semi-detached has been immaculately maintained and incorporates beautiful Victorian features mixing the old with the new. Situated on the sought after street of Larks Hill, this property is a short distance to a popular primary school and many local amenities. Briefly comprising of an entrance hall and a stylish kitchen with integrated appliances and a Belfast sink. The lounge is open plan to the dining room and has French doors leading onto the rear garden which has been decked out to a high standard. On the first floor there are THREE bedrooms all with fitted wardrobes and family Victorian style bathroom complete with a roll top bath. There is ample parking with this property for multiple cars. View now to avoid missing out.

Entrance Hall

With a front entrance door and a gas central heating radiator.

Lounge

23' 5" max x 14' max (7.14m max x 4.27m max)
With a UPVC double glazed window to the front aspect, open fire with Victorian surround, French doors to the rear, solid engineered flooring and a gas central heating radiator.

Kitchen

7' 11" x 8' 9" (2.41m x 2.67m)
A fitted kitchen consisting of wall and base units with work surfaces over, Belfast sink, oven, gas hob, integrated fridge freezer, dishwasher and washing machine. A pantry cupboard housing the boiler, a UPVC door to the driveway and a UPVC double glazed window to the rear aspect.

Landing

With a shelved storage cupboard, loft hatch and a UPVC double glazed window to the side aspect.

Bedroom One

12' 4" x 8' (3.76m x 2.44m)
With a UPVC double glazed window to the front aspect, fitted wardrobes and a gas central heating radiator.

Bedroom Two

10' 1" x 8' 3" (3.07m x 2.51m)
With a UPVC double glazed window to the rear aspect, fitted wardrobes and a gas central heating radiator.

Bedroom Three

4' 8" min x 10' 1" (1.42m min x 3.07m)
With a UPVC double glazed window to the front aspect, fitted wardrobes and a gas central heating radiator.

Bathroom

A suite consisting of a low flush WC, wash hand basin set in a vanity unit, roll top bath with large shower head over, towel rail and a UPVC double glazed window to the rear aspect.

Front Garden

A driveway and pebbled area to the front.

Rear Garden

With a flagged garden with decked patio seating area and timber fencing surround.



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Welcome to

Larks Hill, Pontefract

- Three Bedroom Semi-Detached Home
- Well Presented Throughout
- Through Lounge/ Diner
- Gardens To The Front And Rear
- Driveway For Off Street Parking

Tenure: Freehold EPC Rating: C

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117438 - 0002

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