



**Baghill Lane, Pontefract WF8 2HA**



**Welcome to**

**Baghill Lane, Pontefract**

\*\*\*GUIDE PRICE £250,000 - £260,000\*\*\* Three bedroom semi-detached with front and rear gardens, and off street parking. Close to local amenities and public transport. Ready to move into to.



### **Entrance Porch**

Front door into the hallway.

### **Entrance Hall**

With a front entrance door, original stained glass window incorporated into double glazing to the side, stairs to the first floor and solid oak wooden flooring.

### **Wc**

With a low level flush WC, wash hand basin, ladder radiator, solid oak wooden flooring, window to the side aspect and access from the utility.

### **Lounge**

15' 1" x 12' 2" ( 4.60m x 3.71m )

With a UPVC double glazed bay window with original stained glass windows to the front aspect and solid oak wooden flooring.

### **Dining Room**

12' 3" x 13' 4" ( 3.73m x 4.06m )

Open to the kitchen and sitting room, solid oak wooden flooring, ceiling rose and a gas central heating radiator.

### **Kitchen**

18' 4" x 9' 7" ( 5.59m x 2.92m )

A fitted kitchen consisting of wall and base units with granite work surfaces over, double oven, electric hob, integrated dishwasher, space for America fridge, French doors to the rear, solid oak wooden flooring and a UPVC double glazed window to the rear aspect and sky lights to the rear.

### **Utility Room**

6' x 9' 11" ( 1.83m x 3.02m )

With wall and base units, ceramic sink, washing machine, solid oak wooden flooring, coat rack and a UPVC door to the side.

### **Landing**

A gallery landing, storage cupboard, picture rail and a UPVC double glazed window to the side aspect.

### **Bedroom One**

14' 2" into bay x 12' 1" ( 4.32m into bay x 3.68m )

With a UPVC double glazed bay window with original stained glass windows to the front aspect, original fire place and a gas central heating radiator.

### **Bedroom Two**

13' 4" x 10' 3" ( 4.06m x 3.12m )

With a UPVC double glazed window to the rear aspect, built in wardrobe and a gas central heating radiator.

### **Bedroom Three**

7' 6" x 6' 10" ( 2.29m x 2.08m )

With a UPVC double glazed window with original stained glass windows 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, bath with shower over with screen, tiled walls and flooring, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

### **Front Garden**

A large driveway for ample off street parking for multiple cars.

### **Rear Garden**

Decked seating area, large lawned garden, raised patio and an out building.



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## Welcome to

### Baghill Lane, Pontefract

- \*\*\*GUIDE PRICE £250,000 - £260,000\*\*\*
- Three Bedroom Semi-Detached Home
- Extension To Rear
- Driveway For Ample Off Street Parking
- Front And Rear Gardens

Tenure: Freehold EPC Rating: D

guide price

**£250,000 - £260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON117920 - 0004

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