



**Highfield Road, Pontefract WF8 4LJ**



**Welcome to**

**Highfield Road, Pontefract**

NO ONWARD CHAIN!! Four bedroom detached unique family home, great location. In need of updating. Close by to Pontefract city centre and both bus and rail links. Large driveway, detached garage, sun room and conservatory. Three reception rooms.



### Entrance Porch

With a UPVC double glazed entrance door to the front and tiled flooring.

### Entrance Hall

With a UPVC double glazed front door, side glass panels, under stairs storage cupboard and an alarm system.

### Wc

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

### Study

8' 1" x 8' 9" ( 2.46m x 2.67m )

With a UPVC double glazed window to the front aspect, built in storage cabinets and a gas central heating radiator.

### Lounge

20' x 16' 8" ( 6.10m x 5.08m )

With two UPVC double glazed windows to the front and side aspects and gas fire with a tiled hearth, access into the sun room and two gas central heating radiators.

### Sun Room

7' 7" x 5' 2" ( 2.31m x 1.57m )

French doors to the garden and a UPVC double glazed window to the front aspect.

### Dining Room

12' 2" x 14' 6" ( 3.71m x 4.42m )

With three gas central heating radiators and double doors into the conservatory.

### Conservatory

16' 5" x 12' 3" ( 5.00m x 3.73m )

UPVC construction, patio door to the garden and two gas central heating radiators.

### Kitchen

12' 8" x 9' 2" ( 3.86m x 2.79m )

A fitted kitchen consisting of wall, base and drawer units with tiled work tops over and matching splash back, a bowl and half sink and drainer, double electric oven, ceramic electric hob, under counter fridge, vinyl floor covering, gas central heating radiator and three UPVC double glazed window to the rear aspect.

### Utility Room

8' 2" x 7' 3" ( 2.49m x 2.21m )

With a UPVC double glazed window to the side aspect, wall and base units, sink and drainer, washing machine, under counter fridge freezer, tiled flooring and tiled to splash back.

### Bedroom One

15' 9" x 11' 7" ( 4.80m x 3.53m )

With two UPVC double glazed windows to the front and side aspect, built in wardrobes with matching bedside cabinets and a gas central heating radiator.

### Bedroom Two

12' 3" x 11' 3" ( 3.73m x 3.43m )

With two UPVC double glazed window to the rear and side aspects, built in wardrobes and a gas central heating radiator.

### Bedroom Three

17' x 9' 2" ( 5.18m x 2.79m )

With a UPVC double glazed window to the side aspect, a gas central heating radiator and a storage room off the bedroom.

### Bedroom Four

8' 6" x 7' 8" ( 2.59m x 2.34m )

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

### Shower Room

With a double shower cubicle, cupboard housing hot water tank, wash hand basin, UPVC double glazed window to the side aspect, immersion heater and a gas central heating radiator.

### Wc

With a low level flush WC and a UPVC double glazed window to the rear aspect.

### Front Garden

Double gates leading on to a tarmacadam driveway and access through side gate to lawned garden, with privet hedging surround.

### Side Garden

With a side gate with access to the front driveway, a large lawned garden, flagged patio area and hedging surround.

### Rear Garden

With a detached garage, low maintenance, mainly flagged rear garden, trees creating borders and a lawned area.

### Garage

With electric and up and over door.



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**Welcome to**

## **Highfield Road, Pontefract**

- Four Bedroom Detached Home
- Downstairs WC
- Fantastic Location
- Conservatory
- Garage And Driveway

Tenure: Freehold EPC Rating: F

**£390,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON118294 - 0005

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