



Holmfield Lane, Pontefract WF8 2LZ

Welcome to

Holmfield Lane, Pontefract

GUIDE PRICE £170,000 - £180,000 No Chain!! Three bedrooms, modern fitted kitchen with a very large conservatory. Modern Bathroom. Great sized rear garden perfect for those who enjoy outdoor entertaining!!



Entrance Hall

With a composite front entrance door, vinyl floor covering and a gas central heating radiator.

Lounge

9' 10" x 8' 10" (3.00m x 2.69m)

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

Dining Kitchen

21' 6" x 10' 1" (6.55m x 3.07m)

A fitted kitchen consisting of wall, base and drawer units with solid wood work surfaces over, integrated dish washer, double electric oven, electric hob, built in microwave, tiled splash back, plumbing for washing machine, vinyl floor covering, a gas central heating radiator, UPVC French doors to the rear and a UPVC double glazed window to the side aspect.

Conservatory

15' 6" x 9' 7" (4.72m x 2.92m)

With UPVC construction, media wall with built in electric fire and spot lights to the ceiling.

Landing

A cupboard housing the combi boiler.

Bedroom One

13' 3" x 10' 6" (4.04m x 3.20m)

With a UPVC double glazed window to the front aspect, built in wardrobes, spot lights to the ceiling and a gas central heating radiator.

Bedroom Two

12' 4" x 9' 11" (3.76m x 3.02m)

With a UPVC double glazed window to the rear aspect and a gas central heating radiator with cover.

Bedroom Three

8' 2" x 8' 7" Max (2.49m x 2.62m Max)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, 2 vanity light up mirrors, fully tiled walls and flooring, panelled bath with shower attached and a UPVC double glazed window to the front aspect.

Front Garden

A large paved concrete driveway, further under cover area leading to the rear and a timber fence surround.

Rear Garden

A larger than average garden, large decked seating area, artificial lawned gardens, summer house/bar with electric, further undercover, seating area, further breeze block building with a climbing frame and a patio seating area towards the end of the garden.



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Welcome to

Holmfield Lane, Pontefract

- ***GUIDE PRICE £170,000 - £180,000***
- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Modern Fitted Dining Kitchen
- Large Conservatory

Tenure: Freehold EPC Rating: D

guide price

£170,000 - £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117842 - 0003

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