



Nestfield Close, Pontefract WF8 1SD

Welcome to

Nestfield Close, Pontefract

This charming three bedroom semi-detached home in Pontefract is ideal for first-time buyers. Featuring an entrance hall, spacious living room, open-plan kitchen/diner, three bedrooms, and a modern bathroom. Outside, enjoy off-road parking and a fully enclosed rear garden.



Entrance Hall

Front entrance door and a UPVC double glazed window to the side aspect.

Lounge

14' 11" x 12' 4" (4.55m x 3.76m)

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

Kitchen/diner

15' 4" x 9' 5" (4.67m x 2.87m)

A fully fitted kitchen consisting of wall, base and drawer units with work surfaces over, space for a free standing electric oven, hob, extractor fan, space for a free standing fridge freezer, plumbing for washing machine, a bowl and half sink and drainer, vinyl floor covering, a gas central heating radiator, a composite rear door with side glass panels and a UPVC double glazed window to the rear aspect. Space for dining table.

Landing

With a UPVC double glazed window to the side aspect, cupboard housing the combi boiler, loft access with ladder and a gas central heating radiator.

Bedroom One

11' 8" x 8' 6" (3.56m x 2.59m)

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

Bedroom Two

11' 6" x 8' 7" (3.51m x 2.62m)

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

Bedroom Three

6' 7" x 6' 6" (2.01m x 1.98m)

With a UPVC double glazed window 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, panelled bath with shower attached with screen, vinyl floor covering, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

Exterior

To the front of the property is a driveway to providing ample off street parking and an easy to maintain garden. To the rear is a laid to lawn garden with fenced boundaries,



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Welcome to

Nestfield Close, Pontefract

- Three Bedroom Semi-Detached Home
- Off Street Parking
- Ideal For First Time Buyers Or The Growing Family
- Fully Enclosed Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON118802 - 0003

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