



Rosewood Drive, Pontefract WF8 1TS

Welcome to

Rosewood Drive, Pontefract

Stunning Four Bedroom Detached Home in Pontefract with NO CHAIN! Spacious lounge, stylish kitchen-diner with patio doors to a private rear garden, utility room, and WC. Four generous bedrooms, master with ensuite, plus a four-piece bathroom. Driveway, garage, and landscaped garden.



Entrance Hall

UPVC double glazed front entrance door, door into the garage and LVT flooring.

Lounge

10' 2" x 17' 7" (3.10m x 5.36m)

With a UPVC double glazed bay window to the front aspect and a radiator.

Dining Kitchen

19' 8" x 14' 2" (5.99m x 4.32m)

A fully fitted kitchen consisting of wall, base and drawer units with work surfaces over, breakfast bar, gas hob, a bowl and half sink and drainer, extractor fan, space for free standing fridge freezer, LVT flooring, UPVC double glazed French doors with side glass panels, two radiators and a UPVC double glazed window to the rear aspect. Access into the utility room.

Utility Room

5' 5" x 7' 6" (1.65m x 2.29m)

With a UPVC double glazed rear entrance door, work surfaces, plumbing for washing machine, space for tumble dryer and a radiator. Access into the WC.

Wc

With a low level flush WC, wash hand basin, LVT flooring, part tiled walls and a radiator.

Landing

With a UPVC double glazed window to the side aspect, loft access, storage cupboard housing the hot water tank and a radiator.

Bedroom One

10' 6" x 10' 10" (3.20m x 3.30m)

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

Dressing Room

5' 9" x 2' 8" (1.75m x 0.81m)

With fitted sliding mirrored wardrobes.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, walk in shower cubicle, part tiled to walls, tiled flooring, radiator and a UPVC double glazed window to the rear aspect.

Bedroom Two

9' 7" x 13' 3" (2.92m x 4.04m)

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

Bedroom Three

11' 3" x 8' 6" (3.43m x 2.59m)

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

Bedroom Four

8' 6" x 10' 8" (2.59m x 3.25m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath, shower cubicle, part tiled to walls, tiled flooring, radiator and a UPVC double glazed window to the front aspect.

Front Garden

pen plan lawned area and a double driveway.

South Facing Rear Garden

Well enclosed rear garden, patio seating area, timber fence surround and lawned garden.

Agents Notes

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies.



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Welcome to

Rosewood Drive, Pontefract

- Four Bedroom Detached House
- NO ONWARD CHAIN
- Downstairs WC
- Ensuite To Master Bedroom
- Double Driveway

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

offers in excess of

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118801 - 0006

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