

**Longwall Road, Pontefract WF8 4SW** 



## Welcome to

# **Longwall Road, Pontefract**

\*\*\*GUIDE PRICE £300,000 - £310,000\*\*\*This stylish four bedroom, three storey semi-detached home in the sought after Harron Homes development boasts open-plan living, a Juliet balcony, ensuite to master, a low-maintenance rear garden, driveway, and garage-ideal for modern family living in Pontefract.

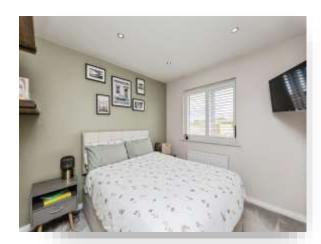












#### **Entrance Hall**

With a composite front entrance door, under stairs storage cupboard and a gas central heating radiator.

### Cloakroom

With a low level flush WC, wash hand basin, fully tiled and a gas central heating radiator.

### Kitchen

29' 7" x 15' 6" ( 9.02m x 4.72m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, gas hob, electric oven, extractor fan, integrated washing machine, dishwasher, tiled splash back, tiled flooring, spot lights to the ceiling, two wall mounted radiators, French doors to the rear and a UPVC double glazed window to the side and two windows to the front aspect.

### Landing

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

### **Living Room**

16' 10" x 11' 8" ( 5.13m x 3.56m )

With French doors to the Juliet balcony and a UPVC double glazed window to the rear and a gas central heating radiator.

### **Bedroom One**

9' 8" x 16' 3" ( 2.95m x 4.95m )

With a UPVC double glazed window to the front, fitted wardrobes and a gas central heating radiator.

### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin, walk in shower cubicle, fully tiled, gas central heating radiator and a UPVC double glazed window to the side aspect.

### **Second Floor Landing**

With a sky light to the front and two storage cupboards.

#### **Bedroom Two**

8' 7" x 11' 9" ( 2.62m x 3.58m )

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

#### **Bedroom Three**

11' 5" x 8' 9" ( 3.48m x 2.67m )

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

### **Bedroom Four**

11' 4" x 6' 8" ( 3.45m x 2.03m )

With a window to the rear aspect, spot lights to the ceiling and a gas central heating radiator.

#### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, panelled bath, fully tiled and a UPVC double glazed window to the side aspect.

#### Exterior

The property has a driveway large enough to fit multiple cars and a garage. To the rear of the property is a fully enclosed easy to maintain garden ideal for entertaining.





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## **Longwall Road, Pontefract**

- \*\*\*GUIDE PRICE £300.000 £310.000\*\*\*
- Four Bedroom Semi-Detached Home
- Downstairs WC
- **Ensuite To Master Bedroom**
- Three Storey Living

Tenure: Freehold EPC Rating: B

Council Tax Band: D

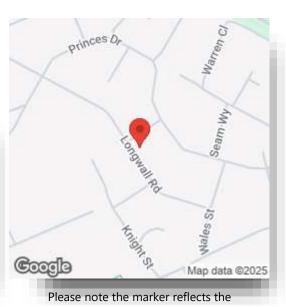
guide price

£300,000 - £310,000









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postcode not the actual property



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