



Baghill Lane, PONTEFRACT WF8 2HB

Welcome to

Baghill Lane, PONTEFRACT

Spacious THREE bedroom semi-detached. This well-presented home has an OPEN-PLAN kitchen/diner, lounge with patio doors, three bedrooms, and an occasional loft room. Outside, ample PARKING, a low-maintenance garden, a great size office, further outbuildings providing ample and versatile storage.



Entrance Hall

With a UPVC front entrance door with side glass panelled, tiled flooring and a gas central heating radiator.

Lounge

17' 5" into bay x 13' 6" (5.31m into bay x 4.11m)

With a UPVC double glazed bay window to the front aspect, timber shelf, multi fuel log burner with a slate hearth, wood flooring and a gas central heating radiator.

Kitchen

24' 9" x 12' (7.54m x 3.66m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, a bowl and half ceramic sink with drainer, free standing gas and electric double oven and 5 ring hob, stainless steel extractor fan, space for free standing fridge freezer, plumbing for washing machine and dishwasher, tiled flooring, French doors to the rear and two UPVC double glazed windows to the front and rear aspects.

Landing

With a UPVC double glazed window to the side aspect.

Bedroom One

12' 5" x 13' 6" (3.78m x 4.11m)

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

Bedroom Two

10' x 13' (3.05m x 3.96m)

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

Bedroom Three

6' 5" x 7' 5" (1.96m x 2.26m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, slipper bath, tiled walls, tiled flooring, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

Loft Space

10' 11" x 11' 11" (3.33m x 3.63m)

With a sky light to the rear and a gas central heating radiator.

Front Garden

With a double block paved driveway, electric car charger, outbuilding, double gate and timber gate to the rear.

Outbuilding

To the front, Breeze block built.

Rear Garden

With an artificial lawn, patio seating area and two outbuildings.

Office/Workshop

19' x 10' 5" (5.79m x 3.17m)

Timber built office, three double glazed windows to the side and a front door.

Summerhouse

Brick built and fully insulated.



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Welcome to

Baghill Lane, PONTEFRACT

- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Driveway and Several Outbuildings For Storage
- Ideal Family Home
- Sought After Location

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

offers over
£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118835 - 0006

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