



**Celandine Close, Pontefract WF8 2SL**



**Welcome to**

**Celandine Close, Pontefract**

\*\*\*GUIDE PRICE £140,000 - £150,000\*\*\* Three bedroom semi-detached home in central Pontefract with kitchen/diner, spacious lounge, patio doors to rear garden, and easy-care outdoor spaces. Ideal for first-time buyers or investors, with on-street parking and close proximity to local amenities.



### **Entrance Porch**

With UPVC double glazed front entrance door with windows to the front aspect.

### **First Floor Area**

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

### **Lounge**

10' 5" x 16' 8" ( 3.17m x 5.08m )

With a UPVC double glazed window to the rear aspect, gas fire with surround, gas central heating radiator with cover and patio doors to the rear.

### **Kitchen**

16' 3" x 8' 10" ( 4.95m x 2.69m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, gas hob, electric oven, extractor fan, space for tumble dryer, stainless steel sink and drainer, space for fridge freezer, laminate flooring, wall mounted boiler, tiled splash back and a UPVC double glazed window to the front aspect.

### **2nd Floor Landing**

With a gas central heating radiator.

### **Bedroom One**

16' 11" x 7' 9" ( 5.16m x 2.36m )

With two UPVC double glazed windows to the front aspect, built in wardrobe and a gas central heating radiator.

### **Bedroom Two**

10' 3" x 7' ( 3.12m x 2.13m )

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

### **Bedroom Three**

8' 5" x 8' 9" ( 2.57m x 2.67m )

With a UPVC double glazed window to the rear aspect.

### **Bathroom**

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

### **Rear Garden**

A slightly tiered raised decked seating area, timber fence surround and a patio seating area.



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## **Celandine Close, Pontefract**

- \*\*\*GUIDE PRICE £140,000 - £150,000\*\*\*
- Three Bedroom Semi-Detached Home
- Ideal First Time Buyer Home
- Permit Parking
- Short Distance From Pontefract Town Centre

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£140,000 - £150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON118800 - 0003

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