

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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- ***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







Churchbalk Ln Carleton Glen Carleton Map data @2025

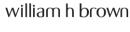
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Property Ref: PON118800 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) and boundaries of the property and other important matters before exchange of contracts.

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent





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