



Friarwood Lane, Pontefract WF8 1DX

Welcome to

Friarwood Lane, Pontefract

Modern three-storey semi in Pontefract, offered with no onward chain. Features four bedrooms, two en-suites, spacious kitchen/diner, garage, driveway, and large enclosed rear garden—perfect for entertaining. Stylish and well presented throughout.



Side Entrance Hall

With a UPVC side entrance door, LVT flooring and a cupboard housing the combi boiler.

Wc

With a low level flush WC, wash hand basin and LVT flooring.

Lounge

22' 7" x 14' 6" (6.88m x 4.42m)

With a UPVC double glazed French doors to the rear, under floor heating and LVT flooring.

Kitchen Diner

10' 9" x 11' 5" (3.28m x 3.48m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, free standing electric oven, hob, extractor fan, sink and drainer, integrated fridge freezer, dishwasher, tumble dryer, LVT flooring, Porcelain tiled walls and a UPVC double glazed window to the front aspect.

Bedroom One

19' 2" max x 14' 4" max (5.84m max x 4.37m max)

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

Ensuite

With a low level flush WC, wash hand basin, shower cubicle, chrome heated towel rail, vinyl floor covering and a gas central heating radiator.

Bedroom Two

14' 5" x 9' 4" (4.39m x 2.84m)

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

Bedroom Three

14' 4" x 9' 2" (4.37m x 2.79m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath, shower cubicle, tiled splash back, part tiled to walls, vinyl flooring, storage cupboard and a chrome heated towel rail.

Front Garden

There is ample off street parking which is accessed down a private road.

Rear Garden

Extensive lawned garden, garage and a patio seating area.



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Welcome to

Friarwood Lane, Pontefract

- Three Bedroom Semi-Detached Home
- Downstairs WC
- Ensuite To Master Bedroom
- Driveway and Garage
- Close To Pontefract Town Centre

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

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119017 - 0002

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