



Conqueror Way, Pontefract WF8 2YJ

welcome to

Conqueror Way, Pontefract

GUIDE PRICE £240,000-£250,000Modern three-bedroom Avant semi in Pontefract with no onward chain, open-plan living kitchen, ensuite master, double driveway, and enclosed rear garden with patio—perfect for families seeking stylish, convenient living in a popular development.



Entrance Hall

Double glazed composite door to the front, gas central heating radiator, tiled floor and access into the downstairs WC.

Downstairs Wc

Low level flush WC, wash hand basin, gas central heating radiator, double glazed window to the front, spotlights to ceiling, extractor fan and tiled floor.

Open Plan Kitchen/Lounge/Diner

28' 1" Max x 16' 10" Max (8.56m Max x 5.13m Max)

A fully fitted kitchen with wall and base mounted units with complimentary work surfaces over incorporating stainless steel sink and drainer, integrated fridge freezer, double oven, dishwasher, gas hob with extractor hood over, spotlights to kitchen ceiling, space for dining table, two gas central heating radiators, access into the utility room, stairs leading to the first floor, double glazed windows to the front and to the side, double glazed bi-fold doors leading into the rear garden

Utility Room

Space for washing machine, fuse box.

Landing

Double glazed window to the side, storage cupboard housing the boiler, gas central heating radiator and access into all three bedrooms and the family bathroom.

Bedroom One

13' 2" Max x 9' 2" (4.01m Max x 2.79m)

Double glazed window to the rear, gas central heating radiator, loft access, fitted wardrobes and access into the ensuite.

Ensuite

A three piece fitted suite comprising of low level flush WC, wash hand basin and double shower cubicle with rainfall shower. Chrome heated towel rail , spotlights, extractor fan and built in wall cupboard perfect for storage.

Bedroom Two

11' 10" x 9' 11" (3.61m x 3.02m)

Double glazed window to the front, and a gas Central heating radiator.

Bedroom Three

9' 3" x 7' 4" (2.82m x 2.24m)

Double glazed windows to the side and rear, and a gas central heating radiator.

Bathroom

A three piece fitted suite comprising of panel bath with rainfall shower over, low level flush WC, and was hand basin. Spotlights to the ceiling, shaver point and chrome heated towel rail.

Exterior

To the front of the property is a double driveway proving ample off street parking. To the rear of the property is a fully enclosed garden with patio and fenced boundaries.



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Conqueror Way, Pontefract

- ***GUIDE PRICE £240,000-£250,000***
- Three Bedroom Semi Detached
- Downstairs WC
- Utility Room
- Double Driveway

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

guide price

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119302 - 0002

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