



**West Close, Pontefract WF8 3NR**

**welcome to**

## **West Close, Pontefract**

\*\*\*GUIDE PRICE £400,000 - £425,000\*\*\* Tucked away in a peaceful cul de sac, it is the perfect blend of space, comfort, and convenience. This well presented three bedroom detached property is ideal for families, commuters, or anyone seeking a home with generous outdoor space and local amenities.



## **Entrance Hall**

With a UPVC front entrance door with side glass panels, two storage cupboards and a gas central heating radiator.

## **Wc**

A low level flush WC, wash hand basin, part tiled to walls and a window to the front aspect.

## **Living Room**

22' 7" x 12' 9" ( 6.88m x 3.89m )

With a window to the front, and two to the side, a gas fire with surround.

## **Dining Room**

10' 5" x 9' 8" ( 3.17m x 2.95m )

With a window to the rear and a gas central heating radiator.

## **Kitchen**

11' 3" x 10' 6" ( 3.43m x 3.20m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, induction hob, electric oven, integrated dishwasher, integrated fridge freezer, warming drawer, under cupboard heater, part tiled walls, gas central heating radiator and a window to the rear.

## **Sun Room**

11' 6" x 14' 10" ( 3.51m x 4.52m )

With a window to the rear, UPVC door to the side, spot lights to ceiling and a gas central heating radiator.

## **Landing**

With two windows to the front and a double storage cupboard.

## **Bedroom One**

11' 2" x 10' 8" ( 3.40m x 3.25m )

With a window to the rear aspect, built in wardrobe and a gas central heating radiator.

## **Bedroom Two**

11' 5" x 10' 4" ( 3.48m x 3.15m )

With a window to the rear and a gas central heating radiator.

## **Bedroom Three**

9' 3" x 9' 9" ( 2.82m x 2.97m )

With a window to the rear, built in wardrobes, storage cupboard in eves and a gas central heating radiator.

## **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, panelled bath, shower cubicle, bidet, vinyl flooring, loft access, tiled wall and a window to the rear.

## **Front Garden**

With an under cover car port, large driveway, mature garden, security lights, and access to the garage.

## **Rear Garden**

Very large garden neatly laid to lawn, patio seating area, timber fence surround, summer house and mature plants to the boarder.

## **Garage**

With double doors to the garage, power, light and a window to the rear.



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## West Close, Pontefract

- \*\*\*GUIDE PRICE £400,000 - £425,000\*\*\*
- Detached property with excellent kerb appeal
- Open plan living/dining area creating a warm, sociable living space
- Very large rear garden, perfect for entertaining, gardening, or family play
- Car port and separate garage providing ample parking and storage

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price



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Property Ref:  
PON119442 - 0002

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Please note the marker reflects the postcode not the actual property



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