



West Close, Pontefract WF8 3NR

welcome to

West Close, Pontefract

GUIDE PRICE £400,000 - £425,000 Tucked away in a peaceful cul de sac, its 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 eaves 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 border.

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119442 - 0002

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william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)