



**Warren Close, Pontefract WF8 4TB**



**Welcome to**

**Warren Close, Pontefract**

FABULOUS FOUR BED DETACHED FAMILY HOME LOCATED IN PONTEFRACT. SPACIOUS ROOMS THROUGHOUT, UTILITY ROOM, & DOWNSTAIRS WC. BEAUTIFUL FULLY ENCLOSED REAR GARDEN. GARAGE & DRIVEWAY.



## Summary

A four bedroom detached home located on a sought after development close to Pontefract town centre. Within easy reach of shops, schools and other local amenities including Xscape, Freeport, Aspire, Pontefract Park, racecourse and transport links. On the ground floor the property consists of an entrance hall, lounge, downstairs WC, kitchen/diner, utility room and access into the integral garage. On the first floor, the property has four bedrooms, family bathroom and an ensuite to the master bedroom. Externally the property has a driveway to the front leading to the garage providing ample off street parking. To the rear of the property is a beautiful fully enclosed garden with fenced boundaries, planters and patio area ideal for entertaining.

## Entrance Hall

With front entrance door, stairs to the first floor and tiled flooring.

## Wc

With a low level flush WC, wash hand basin, a gas central heating radiator and a UPVC double glazed window to the side aspect.

## Lounge

15' 7" x 11' 9" ( 4.75m x 3.58m )

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

## Kitchen

11' 11" x 17' 4" ( 3.63m x 5.28m )

A fitted kitchen consisting of wall and base units with work surfaces over, gas hob and oven, integrated fridge freezer, spot lights to the ceiling, bay door to the rear and a UPVC double glazed window to the front aspect.

## Utility Room

9' 9" x 4' 6" ( 2.97m x 1.37m )

With space for a washing machine and tumble dryer, open to the kitchen, door to the garage and a UPVC door to the garden.

## Bedroom One

11' 9" x 14' 9" ( 3.58m x 4.50m )

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

## Ensuite

A suite consisting of a low level flush WC, wash hand basin and shower.

## Bedroom Two

12' 8" x 10' 4" ( 3.86m x 3.15m )

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

## Bedroom Three

10' 1" x 12' 1" ( 3.07m x 3.68m )

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

## Bedroom Four

10' 1" x 10' ( 3.07m x 3.05m )

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

## Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath, shower, tiling and spotlights.

## Rear Garden

With a patio, astroturf, landscaped, raised boarders and fencing surround.



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## Welcome to

### Warren Close, Pontefract

- Four Bedroom Detached Family Home
- Ensuite To The Master Bedroom
- Front And Rear Garden
- Integral Garage And Driveway For Off Street Parking
- Downstairs WC

Tenure: Freehold EPC Rating: B

offers over

# £375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON117153 - 0003

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