

... Your proactive estate agent



Conqueror Way, Pontefract, WF8 2YJ
Offers In Excess Of £200,000

Park Row

Inside, the accommodation is set over two floors:

- The ground floor features a light and spacious open-plan living, kitchen and dining area, ideal for modern living and entertaining.
- To the first floor, there are two generously sized double bedrooms along with a stylish main bathroom fitted with contemporary sanitaryware.



GROUND FLOOR ACCOMMODATION

Entrance Hall

2.31 x 2.16 (7'7" x 7'1")

Composite front entrance starts with a side glazed panel. Gas central heated radiator. Stair staircase leads to the first floor. Access to the kitchen and WC.



WC

1.71 x 1.52 (5'7" x 4'12")

UPVC double glaze window to the front elevation, spotlights to the ceiling. A toilet with a push flush. Sink with a mixer tap gas central heated radiator. Extractor fan.



Kitchen / Lounge

4.37 x 5.62 (14'4" x 18'5")

With a range of wall and base kitchen units, stainless steel sink drainer and mixer tap. Gas hob integrated appliances include Fridge freezer and dishwasher. Double oven and warm in drawer spotlights to the ceiling. Gas central heated radiator. To the lounge area, there are bifold doors which open onto the landscape garden. Storage cupboard.



Storage Cupboard

Housing plumbing for washing machine.

Landing

2.11 x 1.93 (6'11" x 6'4")

UPVC double glaze window to the side elevation. Access to bedroom one and two and the house bathroom.

Bathroom

2.11 x 1.71 (6'11" x 5'7")

Floating toilet with a push flush. Floating Sink with a feature tap and floating vanity unit below. Bath with a shower screen and floating waterfall Shower above. Shaving socket, partly tiled walls. Chrome heated towel, radiator spotlights and extractor fan the ceiling.



Bedroom One

3.26 x 2.64 (10'8" x 8'8")

UPVC double glazed windows to the front elevation gas central heated radiator and storage cupboard.



Bedroom Two

3.73 x 2.51 (12'3" x 8'3")

With fitted wardrobes, smoked mirrored glass doors. Gas central heated radiator.



Garden

To the rear there is an immaculately landscaped garden with patio areas, lawn garden and a decking area. The lighting is integrated with solar power. There are electric sockets in the garden and the side gate that leads to the front.

To the front of the property, there is a lawn garden and a side tarmac driveway.



Vendor Notes

At the rear of the garden is a generous decked area, perfectly positioned to enjoy all-day sunshine. This versatile space is ideal for both outdoor dining and relaxing, enhanced by built-in power outlets and solar lighting to make it practical as well as inviting.

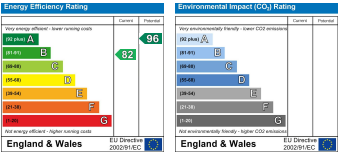
T 01977 791133

W www.parkrow.co.uk

17-19 Cornmarket, Pontefract, West Yorkshire, WF8 1AN
pontefract@parkrow.co.uk



T 01977 791133
W www.parkrow.co.uk
17-19 Cornmarket, Pontefract, West Yorkshire, WF8 1AN
pontefract@parkrow.co.uk



Park Row