

## Pease Close, Pontefract



**O.I.R.O £205,000**



3



2



2



62

Crown Estate Agents are proud to present this open plan setting, semi - detached house located in the sought after area of Pontefract. The property really benefits from being close to popular supermarkets, local eateries and only being a short walk away from primary and secondary schools, making this a perfect family home. Transport links are easily accessible as they are frequently placed throughout the town as well as the M62 and A1 are only around the corner. Don't hesitate to ring the office, we don't expect it to be available for long!



- 2 Reception Rooms
- Fitted Kitchen
- 2 Double Bedrooms and large single
- Open Plan Setting
- Excellent Transport Links
- Garage
- Large Private Rear Garden
- Off Road Parking
- Council Tax Band B
- EPC Rating To Follow

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

### Lounge

14'7 x 11'11 (4.45m x 3.63m)

A large living area which comprises of a picture window to the front of the property along with an electric living flame style fire place with painted surround and marble backing and hearth.

### Dining Room

8'5 x 6'6 (2.57m x 1.98m)

Following on from the living room is a separate dining area comprising of a central heating radiator and coved ceiling.

### Sitting Room

18'4 x 10'10 (5.59m x 3.30m)

A second reception room which comprises of sliding patio doors leading you into the garden which allows the natural light to flood the room, a coved ceiling and 2 central heating radiators.

### Wet Room

10'10 x 3'11 (3.30m x 1.19m)

A useful addition with shower area and curtain across, low level flush WC and wash hand basin. Tiled surround, towel warmer and window to the side.

### Kitchen

14'2 x 11'4 (4.32m x 3.45m)

Comprising of a single sink drainer, a pillar style mixer tap, fitted work surfaces with tiles surround, base and wall cupboards, plumbing for washing machine and dish washer, a 4 ring gas hob with built in oven, laminate flooring, central heating radiator and door to the back garden.

### Landing

To the first floor you are greeted with a landing area with access to the loft along with a loft ladder.

### Loft Room

15'8 x 11'5 (4.78m x 3.48m)

To the second floor of the property, there is the loft area which is currently used as an extra storage space.

### Bedroom 1

11'10 x 11'5 (3.61m x 3.48m)

This large bedroom is complimented by fitted wardrobes which cover two walls and has fitted storage cupboards above the bed area with matching dressing table and drawers, picture window to the front of the property, central heating radiator and coved ceiling.

### Bedroom Two

12'2 x 8'9 (3.71m x 2.67m)

Another spacious bedroom comprising of a fitted storage cupboards one housing a gas central boiler, a picture window with views to the rear of the property and central heating radiator.

### Bedroom Three

11'5 x 6'5 (3.48m x 1.96m)

The third bedroom would make a perfect study area for those who work at home as it involves a picture window to the side of the property and a central heating radiator.

### Family Bathroom

6'4 x 5'6 (1.93m x 1.68m)

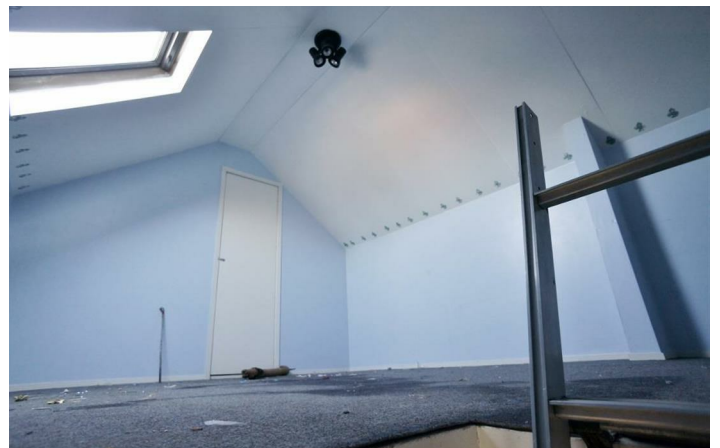
The family bathroom comprises a hand wash basin, panelled bath with timber surround, central heating radiator and uPVC frosted window to the rear.

### Separate WC

With low flush suite and window to the side.

### External

This property stands on a large corner plot and the front the property has a block paved parking area and garden. The garden continues to the side where there is footway access to the property. The rear garden is of good size, has patio areas and mature shrubs and lawn and there is further gated access from a rear service road which leads onto a further parking area and to the detached garage.



Floor Plan



GROUND FLOOR  
665 sq.ft. (61.7 sq.m.) approx.

1ST FLOOR  
419 sq.ft. (39.0 sq.m.) approx.

TOTAL FLOOR AREA: 1084 sq.ft. (100.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropex i2023



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>78</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Call 01977 285 111 to view this property or visit [www.crownstateagents.com](http://www.crownstateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm