



CROWN

ESTATE AGENTS

The Gardens, Pontefract



Offers In Excess Of £260,000  3  1  2  70

This stunning property offers a perfect blend of comfort and style. Boasting a well-presented interior, this property is ideal for families or those seeking a peaceful retreat. Set on a desirable corner plot, this home benefits from a sense of privacy and outdoor space, perfect for enjoying the fresh air or gardening. The property is thoughtfully designed to maximise natural light, creating a warm and inviting atmosphere throughout. With its excellent location in Pontefract, residents will enjoy easy access to local amenities, schools, and transport links, making it an ideal choice for both families and professionals alike. This property truly represents a wonderful opportunity to acquire a beautifully maintained home in a sought-after area. Don't miss the chance to make this charming home your own.



- Well presented throughout
- Fully fitted kitchen with integrated units
- Separate dining and living area
- Conservatory to the rear
- Three good sized bedrooms
- Garden with lawn and patio area
- Corner Plot
- Off Road Parking
- Council Tax Band C

Call **01977 285 111** to view this property or visit www.crownestateagents.com

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

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  **CASTLE DWELLINGS**

Ground Floor

Entrance Hall

A Stunning entrance hall accessed in via a UPVC front door, hard wearing carpet, access to accommodation on both floors.

Living Room

16'0" x 11'10" (4.90 x 3.62)

A light open airy living room with an electric fire with marble effect surround.

Dining Room

7'8" x 10'7" (2.34 x 3.24)

Open into the kitchen area with patio doors to the rear of the property and a storage cupboard under the stairs.

Kitchen

6'11" x 10'7" (2.12 x 3.24)

A fully fitted kitchen with wooden counter tops and integrated appliances, including electric oven, electric hob, built in microwave, under the counter fridge, integrated washer and a cupboard housing the central heating boiler.

Conservatory

11'4" x 8'7" (3.46 x 2.62)

A good sized conservatory with French doors to the rear garden. Central heating, wooden laminate flooring and ceiling mounted light with fan.

First Floor

With access to the loft.

Principle Bedroom

8'5" x 11'10" (2.59 x 3.63)

A generously sized double bedroom with fully fitted wardrobes, fitted central heating and a window to the front of the property.

Bedroom Two

11'6" x 8'5" (3.52 x 2.58)

A second good sized double bedroom with fitted central heating and a window to the rear of the property

Bedroom Three

6'7" x 7'1" (2.02 x 2.16)

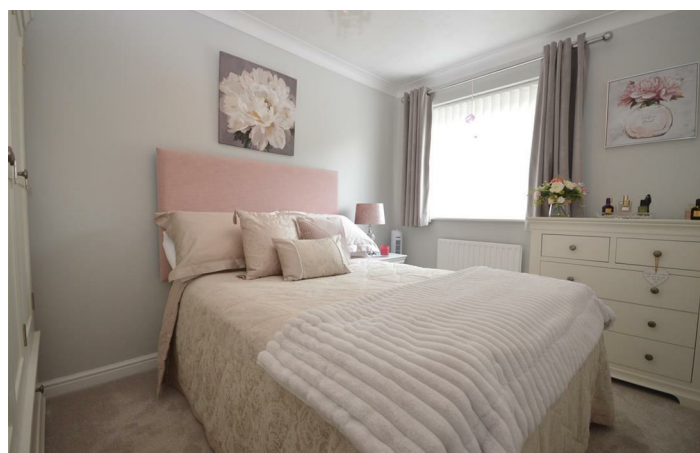
With a window overlooking the rear garden and central heating.

House Bathroom

Fitted with a white three piece suite, with a low flush WC, wash hand basin and walk in shower.

External

The front of the property has a large paved area with a tarmac driveway leading to a single garage. The rear of the property has a fully enclosed garden with a paved patio and lawn area

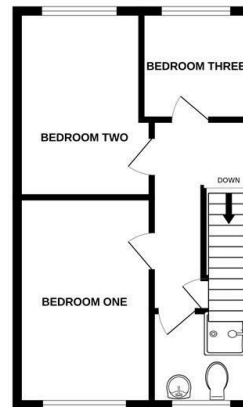


Floor Plan

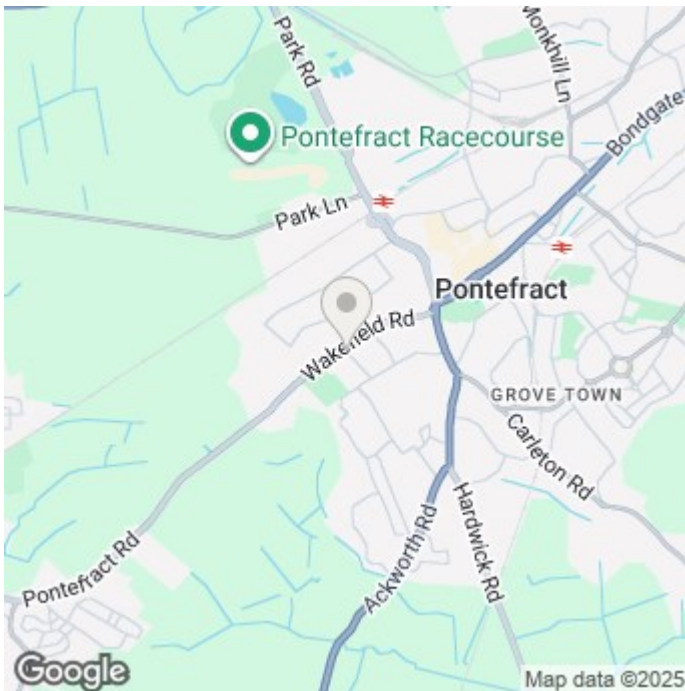
GROUND FLOOR




1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operation or condition. Made with Neoplan 12020.



Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	84
England & Wales	EU Directive 2002/91/EC 	

Please call our Crown Estate Agents Office on 01977 600633 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.

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