



4 Bed  
House - Detached  
located in  
Pontefract

Guide Price £390,000



**LOGIC**  
REAL ESTATE

Maple Avenue  
Pontefract  
WF8 3QN



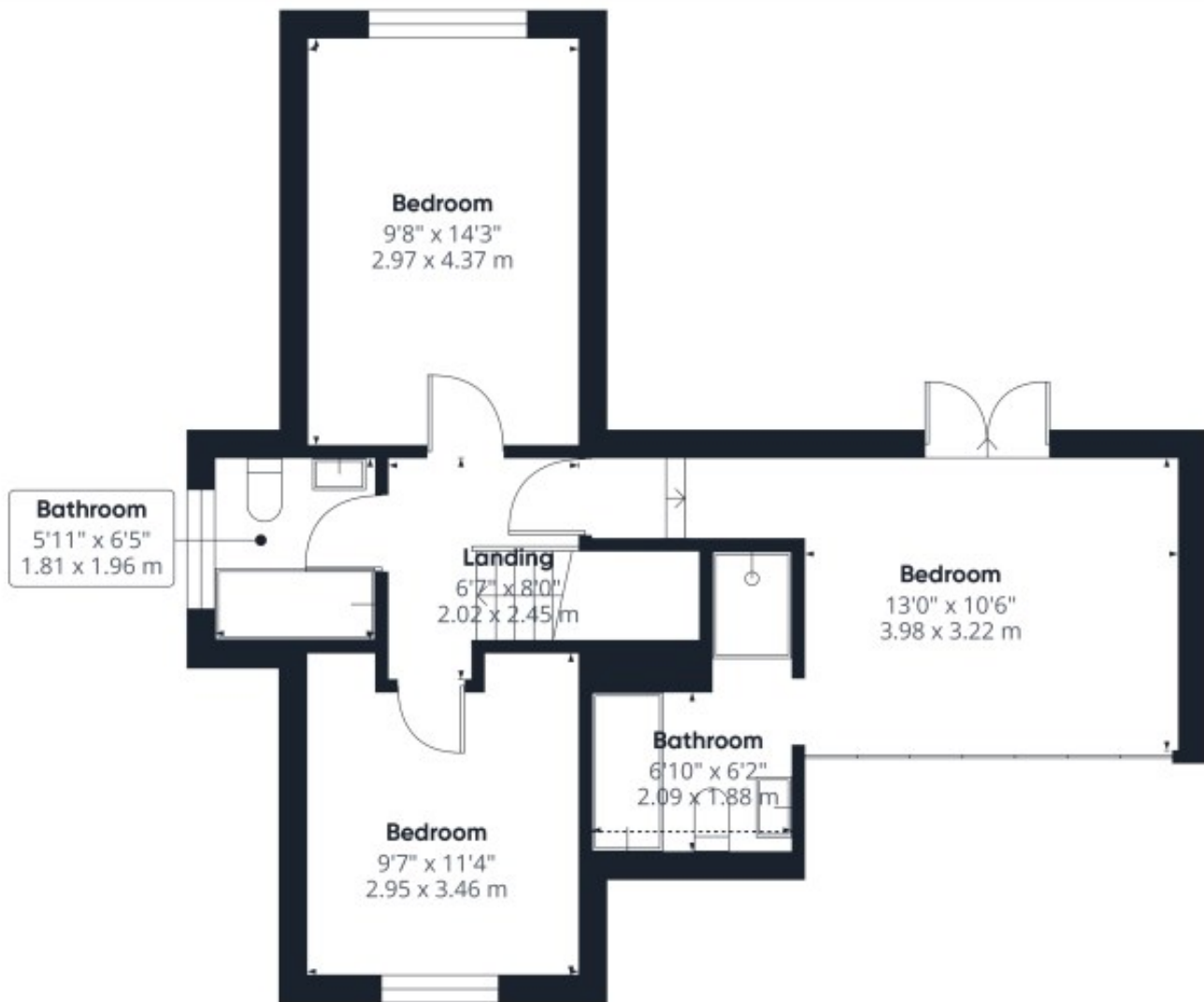
**\*\* Guide Price £390,000-£400,000\*\*** Nestled in an exceptionally quiet and discreet location on the sought-after south side of Pontefract this beautifully presented four-bedroom detached home offers generous living space, flexible accommodation, and a superb garden – all within easy reach of excellent schools, commuter routes, and Town Centre.

**\*\* Guide Price £390,000-£400,000\*\*** Nestled in an exceptionally quiet and discreet location on the sought-after south side of Pontefract this beautifully presented four-bedroom detached home offers generous living space, flexible accommodation, and a superb garden – all within easy reach of excellent schools, commuter routes, and Town Centre. Hidden from view and set back from the road, the property enjoys a peaceful, private setting. To the front, a large driveway provides ample parking alongside a landscaped garden that adds real kerb appeal. Inside, the home has been thoughtfully updated by the current owners, with improvements including new windows and doors, stylish flooring, a modern kitchen and bathrooms, and fresh décor throughout — all completed to a high standard while preserving scope for further personal touches. The versatile layout includes three spacious double bedrooms on the first floor, with a convenient single bedroom located on the ground floor — ideal for guests, a home office, or multigenerational living. Two separate reception rooms offer a range of potential uses, from formal living and dining areas to a playroom, study, or snug. A standout feature of this home is the generous rear garden – a true retreat and perfect for family life, entertaining, or simply unwinding in privacy. Internal viewing is highly recommended to fully appreciate the space, setting, and quality this home offers. Entrance hall Composite front entrance door leads into the hallway with stairs access to the first floor. Access to the playroom, kitchen lounge WC and ground floor bedroom. The hallway has open aspect to the kitchen and lounge area. Designer radiator and UPVC double glazed window. Playroom UPVC double glaze patio doors which lead to the garden. UPVC double glaze window to the front elevation. Kitchen UPVC double glaze windows to the front and side elevations. A range of neutral

wall and base kitchen units with a central island providing breakfast area still including a space for dining table. There is a double oven and gas hob and integrated appliances include washing machine dishwasher and fridge freezer. The work surfaces complement the units and spotlights to the ceiling. Lounge UPVC double glazed windows to the rear and side elevation with double patio doors opening onto the patio area . With spotlights and feature lighting designer radiator. WC Toilet and sink. Bedroom (Ground Floor) Patio doors to the side elevation and a gas central heated radiator. Landing With access to 3 double bedrooms and the family bathroom. Bedroom Patio doors which lead out onto the balcony overlooking the rear garden. Radiator and fitted wardrobes, access to the ensuite bathroom. Bedroom two UPVC double glazed window to the rear elevation gas central heated radiator. Bedroom three UPVC double glazed window to the front elevation. Gas central heated radiator. Ensuite Roof Velux window, sink with vanity unit draws below and a mixer tap. toilet with a low-level flush, bathtub and separate shower cubicle. Chrome heater towel rail. Bathroom With gold fixtures and fittings and contrasting white and gold tiles the bathroom is equipped with toilet with a low-level flush sink with a mixer tap and a bath with Shower over. Towel radiator and UPVC double glazed window to the side elevation. Garden to the rear Landscaped with lawned garden and decking patio areas, this enclosed rear garden is a great size and has privacy with mature plants and shrubs to surrounds. Garden to the front Blocked paved driveway and raised planting beds.







Floor 1

**Approximate total area<sup>(1)</sup>**

539 ft<sup>2</sup>  
50 m<sup>2</sup>

**Reduced headroom**

5 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

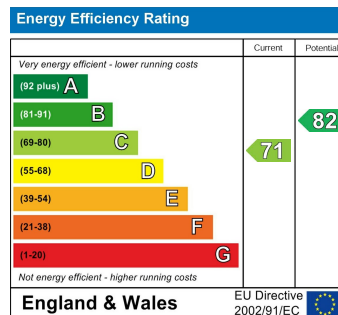
**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GRAFFI 360



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