



3 Bed
House - Semi-
Detached
located in
Pontefract
50% Shared Ownership
£115,000



LOGIC
REAL ESTATE

Cherry Drive
Pontefract
WF8 2FH



This 50% shared ownership three bedroom semi-detached house offers a perfect blend of comfort and convenience. This property is ideal for first time buyers, families or those seeking extra space. The layout includes a welcoming reception room, providing a warm and inviting atmosphere for relaxation or entertaining guests. Pontefract is known for its rich history and vibrant community, making it a desirable location for those looking to settle down. The property is conveniently situated close to local amenities, schools, and parks, offering a perfect balance of suburban tranquillity and accessibility.

To the ground floor there is the kitchen, living room, downstairs WC and the staircase leading to the first floor. To the first floor there are three bedrooms, the main bathroom as well as the en suite.

Externally, the front of the home benefits from views out on to a generous open green space. There are well-kept planting beds and a paved pathway leading neatly to the entrance and down the side of the property, to the rear garden. The rear garden offers a private and family-friendly outdoor space, fully enclosed by fencing for security and seclusion. A combination of lawn, patio, and gravelled sections creates a versatile and low-maintenance garden suitable for relaxing, entertaining, or children's play. Mature shrubs and planting beds soften the space and add colour throughout the year. The rear elevation features double patio doors that open directly onto the garden, allowing natural light to flood into the home while offering easy indoor-outdoor living.

Hallway
4' x 12'8"

Access to downstairs WC, kitchen, living room and staircase leading to the first floor. Wood effect flooring. Central heated radiator.

WC
2'10" x 5'7"

Wash hand basin with chrome mixer tap. Toilet with low level flush. Extractor fan. UPVC frosted double glazed window looking to the front of the property. Wood effect flooring. Central heated radiator.

Kitchen/Dining Room
9'1" x 15'7"

Modern grey kitchen comprising of a range of high and low level kitchen units with granite effect work tops. Integrated cooker with four ring hob and extractor hood over and stainless steel splashback. Sink with drainer and chrome mixer tap. Option to reconnect plumbing for washing machine. Central heated radiator. Wood effect flooring. UPVC double glazed window looking to the front of the property.

Living Room
16'4" x 10'6"

Patio doors leading to the rear garden. UPVC double glazed window looking to the rear elevation. Central heated radiator. Wood effect flooring.

Landing
3'7" x 11'1"

Access to all three bedrooms and the main bathroom. Carpeted throughout. Central heated radiator. UPVC double glazed window looking to the side elevation.

Main Bedroom
8'12" x 8'10"

Access to the en suite. UPVC double glazed window looking to the rear of the property. Carpeted throughout. Central heated radiator.

En Suite
4'10" x 7'6"

Double shower enclosure with chrome shower attachment. Tiled walls. WC with low level flush. Wash hand basin with mixer tap and storage unit above. Extractor fan. Central heated radiator. Tiled effect flooring.

Bedroom Two
8'11" x 9'5"

UPVC double glazed window looking to the front of the property. Carpeted throughout. Central heated radiator.

Bedroom Three
6'11" x 10'4"

UPVC double glazed window looking to the rear of the property. Carpeted throughout. Central heated radiator.

Bathroom
6'11" x 5'8"

Modern white suite comprising of panel bath with chrome mixer tap and shower attachment. Wash hand basin with chrome mixer tap. WC with low level flush. Tiled walls. Extractor fan. UPVC frosted double glazed window looking to the front of the property. Wood effect flooring. Central heated radiator.

Please note there is a monthly rental charge of £331.14.



Hallway

4' x 12'8"

Access to downstairs WC, kitchen, living room and staircase leading to the first floor. Wood effect flooring. Central heated radiator.

WC

2'10" x 5'7"

Wash hand basin with chrome mixer tap. Toilet with low level flush. Extractor fan. UPVC frosted double glazed window looking to the front of the property. Wood effect flooring. Central heated radiator.

Kitchen/Dining Room

9'1" x 15'7"

Modern grey kitchen comprising of a range of high and low level kitchen units with granite effect work tops. Integrated cooker with four ring hob and extractor hood over and stainless steel splashback. Sink with drainer and chrome mixer tap. Option to reconnect plumbing for washing machine. Central heated radiator. Wood effect flooring. UPVC double glazed window looking to the front of the property.

Living Room

16'4" x 10'6"

Patio doors leading to the rear garden. UPVC double glazed window looking to the rear elevation. Central heated radiator. Wood effect flooring.

Landing

3'7" x 11'1"

Access to all three bedrooms and the main bathroom. Carpeted throughout. Central heated radiator. UPVC double glazed window looking to the side elevation.

Main Bedroom

8'12" x 8'10"

Access to the en suite. UPVC double glazed window looking to the rear of the property. Carpeted throughout. Central heated radiator.

En Suite

4'10" x 7'6"

Double shower enclosure with chrome shower attachment. Tiled walls. WC with low level flush. Wash hand basin with mixer tap and storage unit above. Extractor fan. Central heated radiator. Tiled effect flooring.

Bedroom Two

8'11" x 9'5"

UPVC double glazed window looking to the front of the property. Carpeted throughout. Central heated radiator.

Bedroom Three

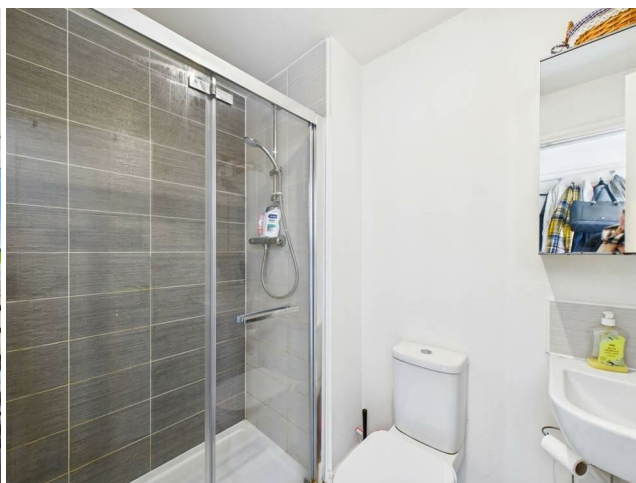
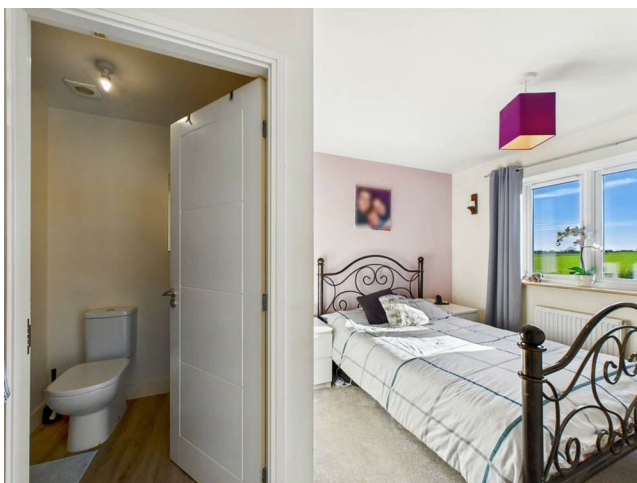
6'11" x 10'4"

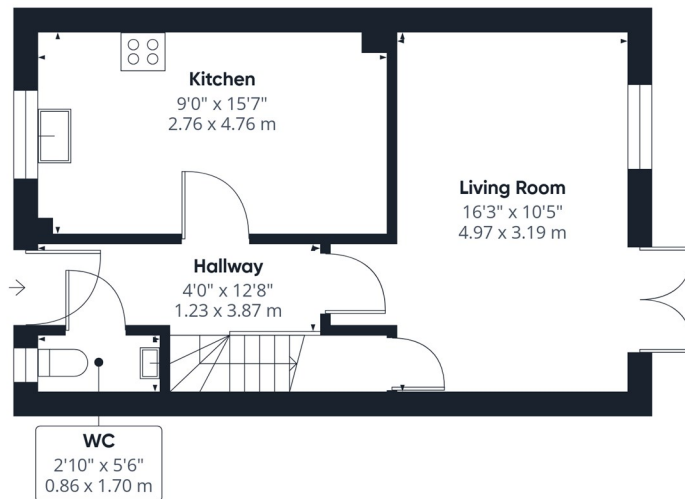
UPVC double glazed window looking to the rear of the property. Carpeted throughout. Central heated radiator.

Bathroom

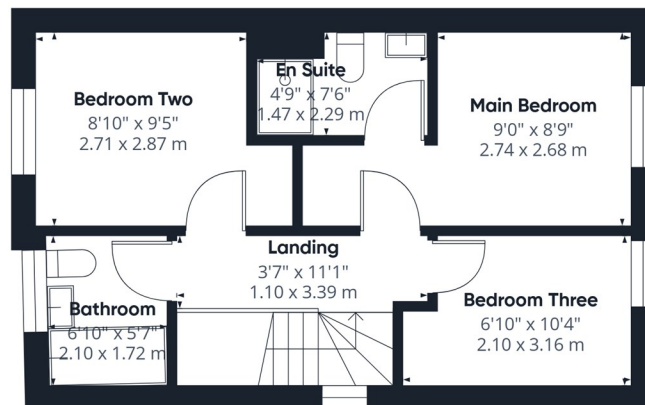
6'11" x 5'8"

Modern white suite comprising of panel bath with chrome mixer tap and shower attachment. Wash hand basin with chrome mixer tap. WC with low level flush. Tiled walls. Extractor fan. UPVC frosted double glazed window looking to the front of the property. Wood effect flooring. Central heated radiator.





Floor 0



Floor 1



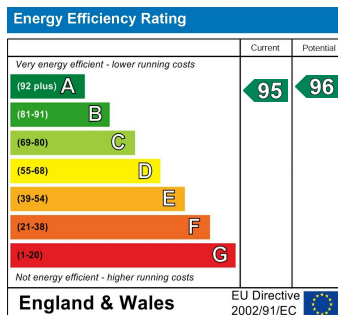
Approximate total area⁽¹⁾

787 ft²
73.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



CONTACT

30 Newgate
Pontefract
West Yorkshire
WF8 1DB

E: info@logicrealestate.co.uk
T: 01977 700595

LOGIC
REAL ESTATE