



Lake View, Pontefract

£265,000


MARTIN & CO

Lake View, Pontefract

House - Detached

3 Bedrooms, 2 Bathroom

£265,000

- A TRULY IMPRESSIVE THREE BEDROOM DETACHED FAMILY HOME
- STYLISHLY FINISHED TO THE HIGHEST SPECIFICATION THROUGHOUT
- PRISTINE LANDSCAPED GARDENS, DRIVEWAY & DETACHED GARAGE
- CLOSE TO TOWN CENTRE, A WEALTH OF LOCAL AMENITIES & PUBLIC TRANSPORT LINKS
- IDEAL FOR THE COMMUTER BEING A SHORT DRIVE FROM MOTORWAY NETWORK
- ENTRANCE HALL, CLOAKS/WC, KITCHEN, LOUNGE & CONSERVATORY
- LANDING, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- TWO FURTHER BEDROOMS & HOUSE BATHROOM
- WELL REGARDED SCHOOLS ARE WITHIN WALKING DISTANCE
- COUNCIL TAX BAND C

Are you looking for the WOW factor? This superb three bedroom detached home would suit the most DISCERNING purchaser. Simply oozing STYLE, LUXURY & ELEGANCE, it is finished to the highest specification and commands an internal inspection in order to appreciate the immaculate presentation throughout. Externally, to the front there is a decorative border, driveway and single brick built detached garage providing off street parking, whilst to the rear there is a pristine enclosed low maintenance landscaped garden, ideal for outdoor entertaining, small children or pets.



Entrance Hall

Composite front entrance door opens to this inviting entrance hall, having a chrome central heating radiator, laminate floor, under stairs storage cupboard with light and staircase leading to the first floor

Cloaks/WC

Having a refitted suite including a vanity unit housing a hand wash basin, low flush WC. There is a feature central heating radiator and frosted window to the side aspect.

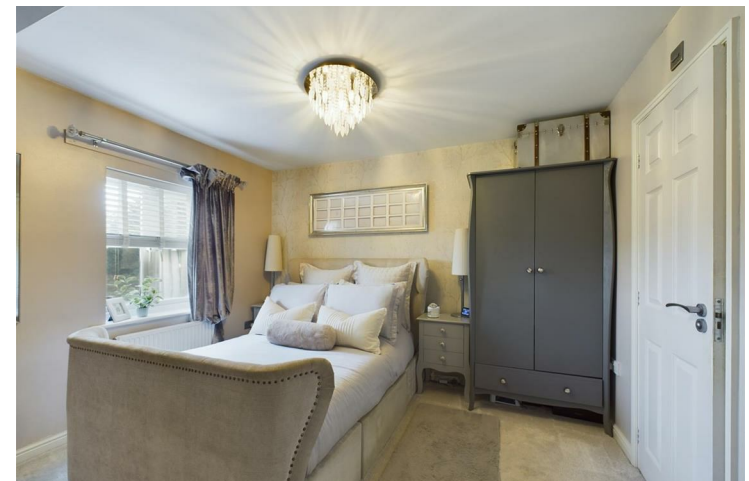
Kitchen

This comprehensive, bespoke fitted kitchen is finished to a particularly high specification and offers a range of tailored storage solutions. It also benefits from

quality integrated appliances including a five ring gas hob with chimney style extractor hood over, double electric oven, automatic washing machine, dishwasher and fridge/freezer. Having timber work surfaces, an inset one and a half bowl stainless sink with mixer tap over and stylish tiled splashbacks. There is a window to the front aspect, feature central heating radiator and laminate floor.

Lounge

A spacious lounge with a window overlooking the rear garden, laminate floor, useful walk in under stairs storage cupboard, two vertical chrome central heating radiator and French doors opening to the conservatory.



Conservatory
 Built of brick with UPVC double glazed windows and French doors opening to the rear garden.

First Floor Landing
 Having loft access, window to side aspect, airing cupboard, access to three bedrooms and house bathroom.

Master Bedroom
 Having a built in wardrobe, central heating radiator and window to the front aspect.

En-suite
 This recently refitted en-suite shower room has a walk in shower with glass door, low flush WC and hand wash basin. There are two mirror front storage cupboards and feature chrome central heating radiator

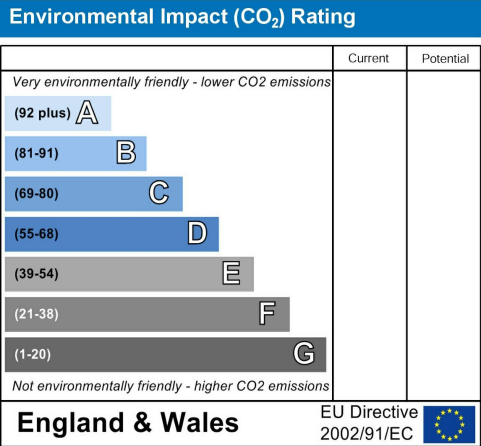
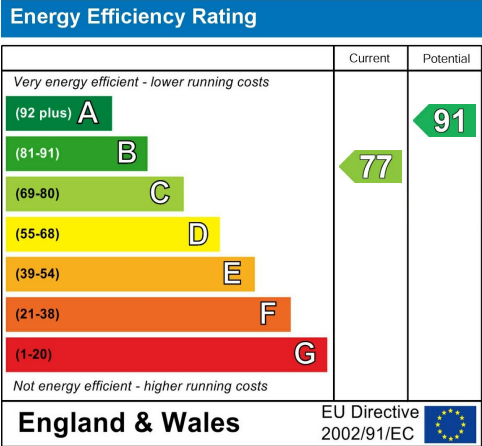
Bedroom Two
 A second double bedroom having a window to the rear aspect, vertical chrome central heating radiator and built in storage.

Bedroom Three
 A single bedroom having a window to the rear aspect, chrome central heating radiator and built in storage.

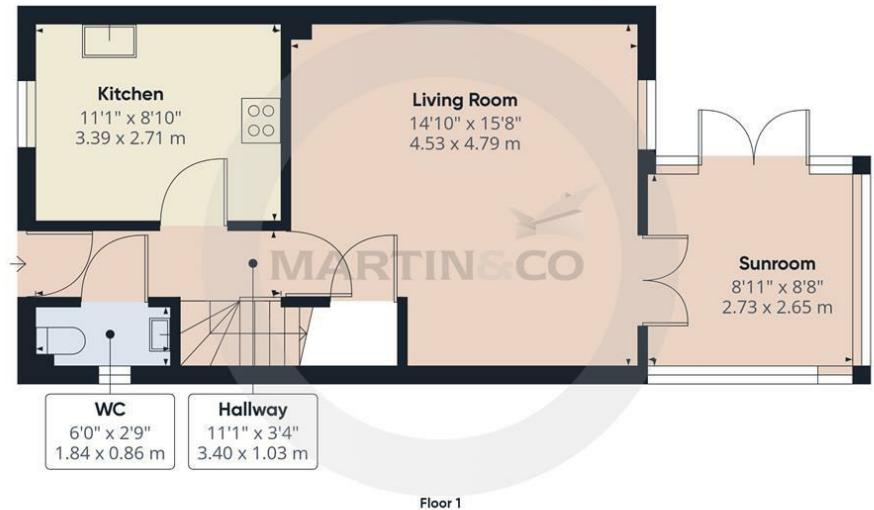
House Bathroom
 Having a three piece suite including a rectangle panel bath with chrome mixer tap and shower head, a pedestal hand wash basin, low flush WC, a central heating radiator and a frosted glass window to the front aspect.

Outside Front
 There is a decorative border, a block paved access road leading to the driveway and brick built garage, having an up and over door, power and light.

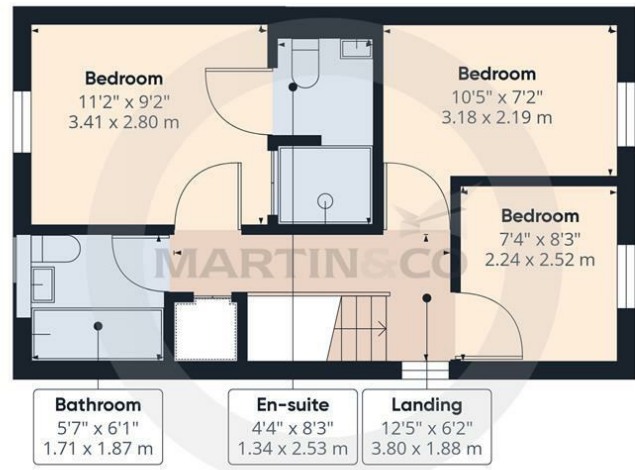
Outside Rear
 There is a particularly attractive enclosed low maintenance landscaped garden including a large decked patio and artificial lawn area. Ideal for outdoor entertaining, small children and pets.







Floor 1



Floor 2



Approximate total area⁽¹⁾
862.23 ft²
80.1 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Martin & Co Pontefract Sales
5 Cornmarket, Pontefract, West Yorkshire, WF8 1AN
01977 799550 . pontefract@martinco.com

01977 799550
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

