



**Manor Park Drive, Pontefract**

**£185,000**



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House - Semi-Detached  
2 Bedrooms, 1 Bathroom

£185,000

- STYLISH & CONTEMPORARY 2 DOUBLE BEDROOM SEMI DETACHED HOME
- IMMACULATE & NEUTRAL DECOR THROUGHOUT. ALARM & CCTV INSTALLED
- CLOSE TO THE MOTORWAY NETWORK, IDEAL FOR THE COMMUTER
- ATTRACTIVE GENEROUS REAR SOUTH FACING ENCLOSED GARDEN with PATIO & SEATING AREA
- CLOSE TO LOCAL AMENITIES, TOWN CENTRE, ASPIRE and XSCAPE/J32
- HALL, CLOAKS/WC, BREAKFAST KITCHEN, LOUNGE with FRENCH DOORS to PATIO/GARDEN
- FIRST FLOOR LANDING, TWO DOUBLE BEDROOMS & HOUSE BATHROOM with SHOWER
- OPEN PLAN GARDEN
- TANDEM DRIVEWAY PROVIDING OFF STREET PARKING FOR UP TO TWO CARS
- Council Tax Band B

This STYLISH and CONTEMPORARY two DOUBLE BEDROOM semi detached house is the IDEAL CHOICE for the young EXECUTIVE looking for a ready to move into home without the city price tag. CONVENIENTLY LOCATED on this recently built SOUGHT AFTER residential development which is within a SHORT DRIVE of the A1/M62 IDEAL for those wishing to COMMUTE, being quite central for MAJOR NORTHERN TOWNS and CITIES. The property itself is IMMACULATELY PRESENTED with NEUTRAL DECOR THROUGHOUT and therefore ready for the successful purchaser to move in and put their own stamp on it. Occupying an ENVIABLE POSITION boasting one of the most GENEROUS ENCLOSED SECURE REAR GARDEN on the development which is SOUTH FACING and has a CHOICE of SEATING AREAS being IDEAL for OUTDOOR ENTERTAINING and for dogs and small children to play. There is a Tandem DRIVEWAY providing OFF STREET PARKING for TWO CARS to the FRONT and an open plan lawn garden. EARLY VIEWING RECOMMENDED TO AVOID DISAPPOINTMENT!



### Entrance Hall

An inviting hallway, with stairs leading to the first floor, access to lounge, breakfast kitchen, cloaks/WC. Useful storage cupboard and central heating radiator.

### Downstairs W.C.

Having a two piece suite including a pedestal hand wash basin, a low flush WC and central heating radiator.

### Breakfast Kitchen

Having a modern fitted kitchen with white high gloss wall and base cupboard units with roll edge laminate work surfaces incorporating a stainless steel sink with mixer tap over and tiled splashbacks. Also benefitting from a range of integrated appliances including an

electric fan assisted oven, induction hob with extractor fan over, a fridge freezer and automatic washing machine. There is a breakfast bar, a window to the front aspect, central heating radiator and laminate flooring.

### Living Room

A light and airy lounge having a window and French doors opening to the rear garden and central heating radiator.

### Landing

With a window to the side aspect, loft hatch and access to the two double bedrooms and house bathroom. Central heating radiator.



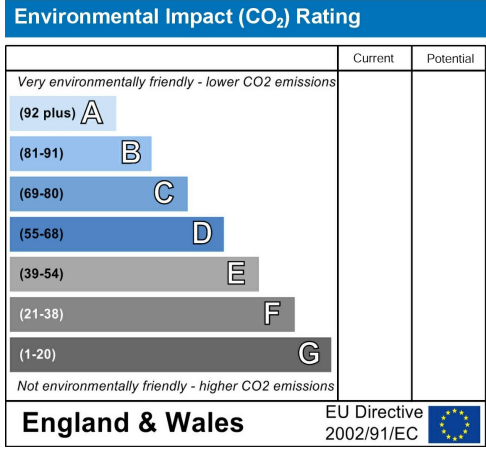
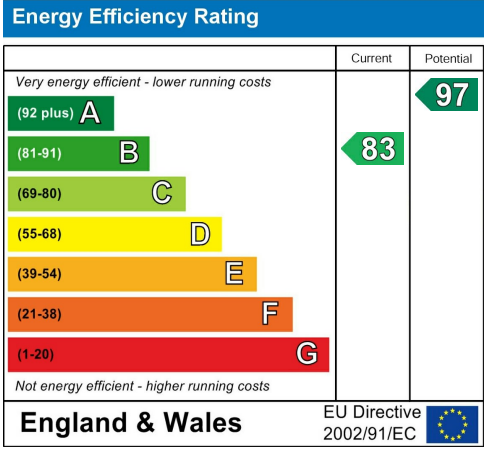
**Bedroom**  
 Having a window to the front aspect and a useful storage cupboard over the bulkhead. Central heating radiator.

**Bedroom**  
 With window overlooking the rear garden. Central heating radiator.

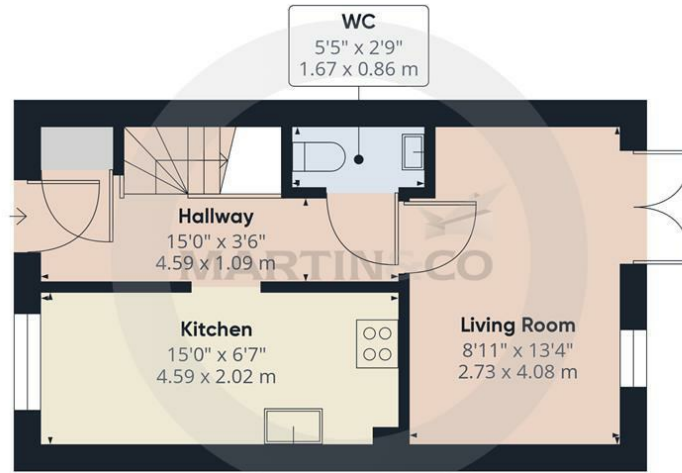
**Bathroom**  
 Having a three piece white suite including a rectangle panel bath with mixer tap, screen and shower over. There is a pedestal hand wash basin, low flush WC, extractor fan and central heating radiator.

**Outside**  
 To the front of the property there is an open plan lawn

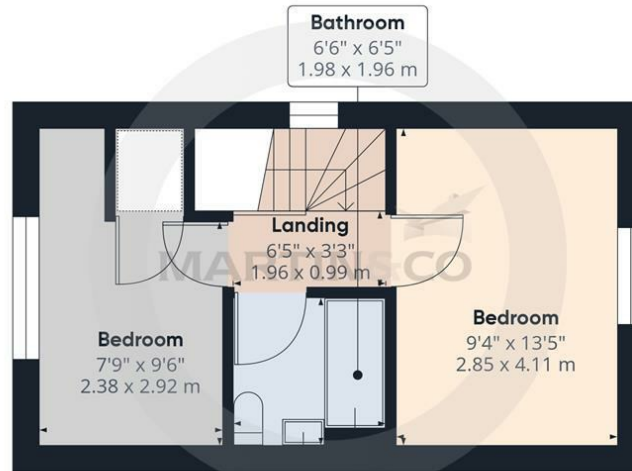
garden and a TANDEM driveway at the side providing off street parking for up two cars. To the rear there is a south facing enclosed garden ideal for a dog or small children to play. It also includes a small stone patio, a decked patio and a seating area and which is ideal for outdoor entertaining or simple relaxation.







Floor 1



Floor 2



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

597.95 ft<sup>2</sup>  
55.55 m<sup>2</sup>

(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

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**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.

