



Celandine Close, Pontefract

£140,000


MARTIN & CO

Celandine Close, Pontefract

House - Semi-Detached 3 Bedrooms, 1 Bathroom

£140,000

- VERY SPACIOUS yet AFFORDABLE 3 GOOD SIZE BEDROOM SEMI DETACHED FAMILY HOME
- WELL MAINTAINED & IMMACULATELY PRESENTED THROUGHOUT. Needing some COSMETIC UPDATING HENCE the PRICE
- ATTRACTIVE ENCLOSED GARDENS to FRONT & REAR with SHED & WORKSHOP. IDEAL for CHILDREN & PETS
- Within WALKING DISTANCE of TOWN CENTRE, SCHOOLS for all ages, SHOPS & SUPERMARKETS
- IDEAL for the COMMUTER having EXCELLENT PUBLIC TRANSPORT LINKS by ROAD/RAIL
- Within CLOSE DRIVING DISTANCE of A1/M62 providing VEHICULAR ACCESS to MAJOR NORTHERN TOWNS & CITIES
- EPC RATING C
- COUNCIL TAX BAND A

An immaculate yet affordable three generously sized bedroom semi-detached spacious family home. This property, a cherished family home since the 1960s, is now ready to embrace a new family who can move in and cosmetically modernise to their own style and specification, and going forward to create their own lasting memories.

As you step into this inviting home, you are greeted by a welcoming reception hall, Cloaks/WC, cosy lounge, fitted kitchen/dining room and spacious walk in storage which would serve as an ideal hobby room or study for those working from home. The first floor landing provides access to the three generously sized bedrooms, each boasting built-in robes for added convenience. The interior is impeccably maintained, offering a blank canvas for you to add your personal touch and make it your own.

One of the highlights of this property is the delightful enclosed gardens at the front and rear. These outdoor spaces are perfect for children to play freely or for pet owners to enjoy with their furry companions. Additionally, a workshop and store which provides ample storage for your gardening tools.

Located at the entrance of Celandine Close, this house is conveniently close to local amenities, shops, and schools. For those who commute, the proximity to excellent public transport links by road and rail, as well as easy access to the A1/M62 motorways, makes this property an ideal choice. for those wishing to commute.

Don't miss the opportunity to make this much-loved family home your own and start a new chapter in this popular residential area. Book a viewing today to avoid disappointment.



Reception Hall

Having a UPVC double glazed front entrance door allowing access to this spacious hall. Having a gas central heating radiator and stairs with spindled bannister leading to the first floor landing.

Cloaks/WC

Having fully tiled walls, a low flush WC, a frosted UPVC double glazed window to front aspect and a central heating radiator

Lounge

A light and airy lounge, the focal point being a fireplace with a timber surround, a composite back and hearth housing a living flame gas fire. Having coving to ceiling and French doors opening to the front garden

Large walk in storage room

This large versatile walk in storage space houses the wall mounted central heating boiler, but it could be used for a variety of purposes including as a utility room, hobby room or study

Kitchen

Having a fitted kitchen with a range of wall and base cupboard units with laminate work surfaces over, incorporating a single bowl stainless steel sink and drainer with chrome mixer tap over and tiled splashbacks. There is an integrated electric oven and gas hob with extractor fan over. Having plumbing for an automatic washing machine, a gas central heating radiator, a UPVC double glazed window to the rear aspect, and an external UPVC double glazed door to the rear leading out to the garden.



First Floor Landing

This spacious landing provides access to the loft space and a useful storage cupboard

Bedroom One

Having a UPVC double glazed window to the rear aspect, central heating radiator and built in double wardrobes and storage

Bedroom Two

Having a UPVC double glazed window to the front aspect, central heating radiator and built in double wardrobes and storage

Bedroom Three

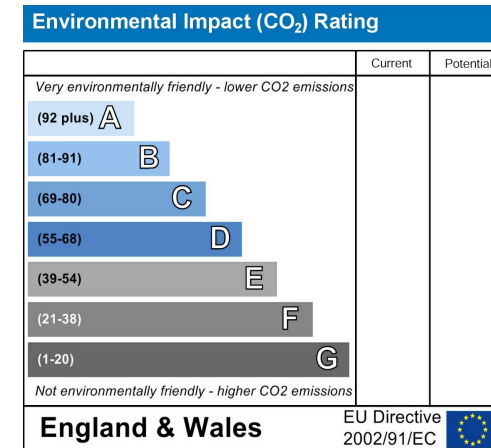
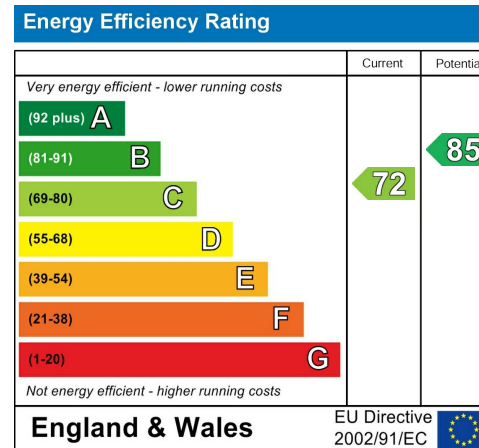
Having a UPVC double glazed window to the front aspect, and built in double wardrobes and storage

Bathroom

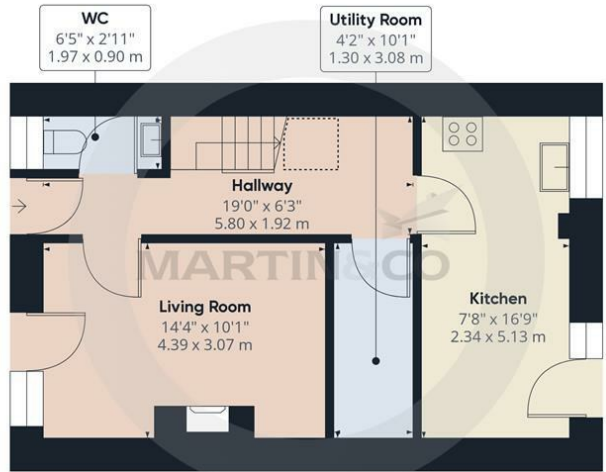
This modern shower room has a walk in shower with a large rainfall shower head, a pedestal hand wash basin and low flush WC. Having UPVC panelled ceiling, tiling to walls, frosted UPVC double glazed window to rear aspect

Outside

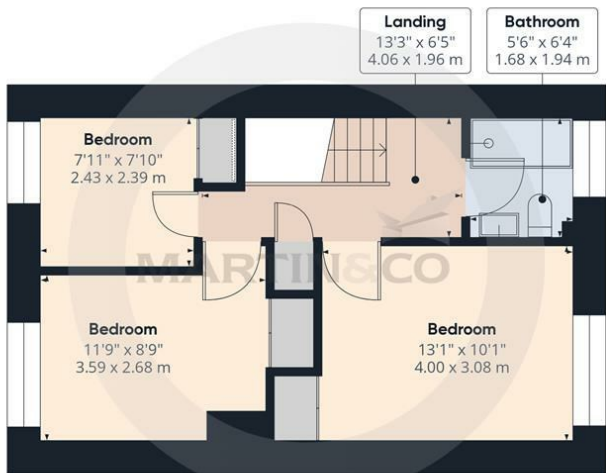
To the front of the property there is a shared access gate which opens to the path leading down to another gate providing access to your front door and private enclosed garden which is laid to lawn. There is on street parking. To the rear of the property there is another attractive enclosed garden having decorative borders, a workshop and shed, ideal for storing garden tools







Floor 1



Floor 2



Approximate total area⁽¹⁾

860.15 ft²
79.91 m²

Reduced headroom

7.09 ft²
0.66 m²

(1) Excluding balconies and terraces

⌄ Reduced headroom
(below 1.5m/4.92ft)

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>



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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.

