

Holmfield Close, Pontefract

Offers In Excess Of £165,000


MARTIN & CO

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House - Semi-Detached 3 Bedrooms, 1 Bathroom

Offers In Excess Of £165,000

- AFFORDABLE, SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOME IN SUBSTANTIAL GARDENS
- CLOSE TO LOCAL AMENITIES, TOWN CENTRE & PUBLIC TRANSPORT LINKS BY RAIL & ROAD
- LOUNGE, INNER HALLWAY, DINING ROOM, KITCHEN, SIDE ENTRANCE LOBBY & CLOAKS/WC
- FIRST FLOOR LANDING WITH LOFT ACCESS, 3 GENEROUS BEDROOMS & BATH/SHOWER ROOM
- ENCLOSED FORECOURT PROVIDES AMPLE OFF STREET PARKING & LARGE REAR GARDEN
- RECENTLY RENOVATED THROUGHOUT INCLUDING CARPETS
- IDEALLY PLACED FOR THE COMMUTER BEING WITHIN A SHORT DRIVE OF A1/M62
- SHORT WALKING DISTANCE ORCHARD HEAD JUNIOR, INFANT & NURSERY SCHOOL
- Council Tax Band A
- EPC Rating D

This delightful three-bedroom family home could be your dream home waiting to be discovered.

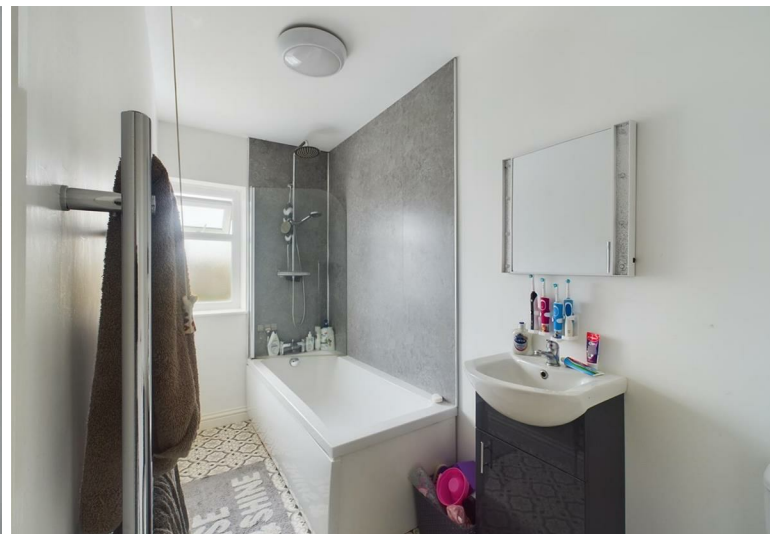
As you step inside, you'll be greeted by a meticulously maintained interior since a recent renovation that is both immaculate and stylish. The neutral decor complements the quality recently fitted grey carpets that flow throughout, creating a serene and welcoming atmosphere. This house is not just a dwelling; it's a canvas upon which you can paint the picture of your ideal home.

Convenience is key with this property, as it is ideally located near Pontefract town centre, offering easy access to a plethora of local amenities and Orchard Head Junior, Infant and Nursery school is just a short walk away. For commuters, excellent public transport links by road and rail are close by, ensuring that major northern centres are within easy reach via the nearby A1/M62.

Outside, the property is enveloped by enclosed gardens, providing a safe haven for relaxation and play. The front forecourt offers ample off-street parking, while the rear space beckons you to unleash your creativity and design your perfect outdoor sanctuary.

Moreover, leisure enthusiasts will be delighted by the proximity to fabulous facilities such as Aspire at Pontefract Park and Xcape/Junction 32, promising endless entertainment options right at your fingertips.

In summary, this charming family home in Pontefract is not just a house; it's a lifestyle waiting to be embraced. Don't miss this opportunity to start your next chapter in a place that you can truly call home.



Lounge

A UPVC double glazed front entrance door opens to this open plan lounge area having a UPVC double glazed window overlooking the forecourt, central heating radiator and a spindle staircase leading to the first floor

Dining Room

Having a UPVC double glazed window overlooking the rear aspect and a central heating radiator

Kitchen

Having a range of modern wall, base and cupboard units with roll edge laminate worksurfaces with matching upstand incorporating a single stainless steel sink with chrome mixer tap over. There is an

integrated electric oven, hob with a chimney style extractor fan over, an integrated dishwasher and unit housed central heating boiler. There is a UPVC double glazed window to the side aspect and central heating radiator.

Side Entrance Lobby

A UPVC double glazed front entrance door opens to this useful spacious entrance lobby, having a UPVC double glazed side window and central heating radiator

Cloaks/WC

Having a UPVC double glazed side window, a central heating radiator and low flush W.C



Inner Hallway

Having a central heating radiator opening to the lounge and access to the kitchen and dining room

First Floor Landing

Having a large loft hatch and providing access to the three bedrooms and bath/shower room

Bedroom One

Having a UPVC double glazed window overlooking the front aspect and a central heating radiator

Bedroom Two

Having a UPVC double glazed window overlooking the rear aspect and a central heating radiator

Bedroom Three

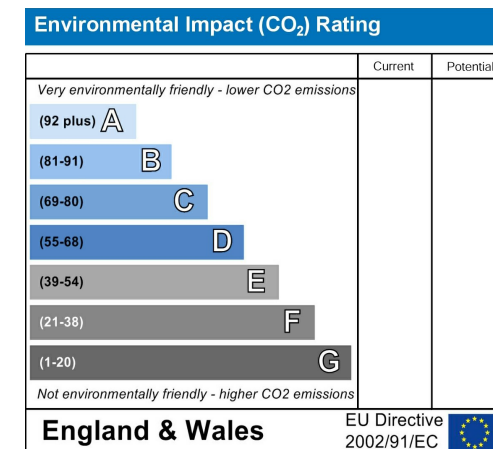
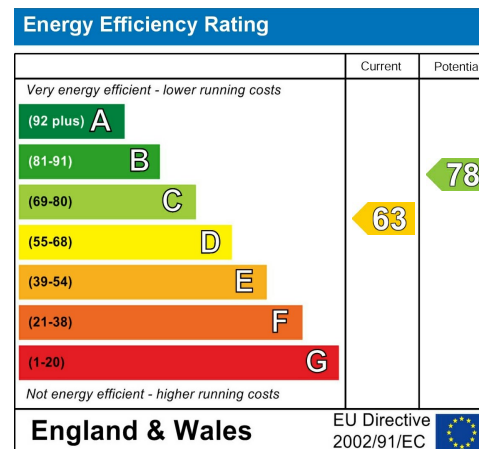
Having a UPVC double glazed window overlooking the rear aspect and a central heating radiator

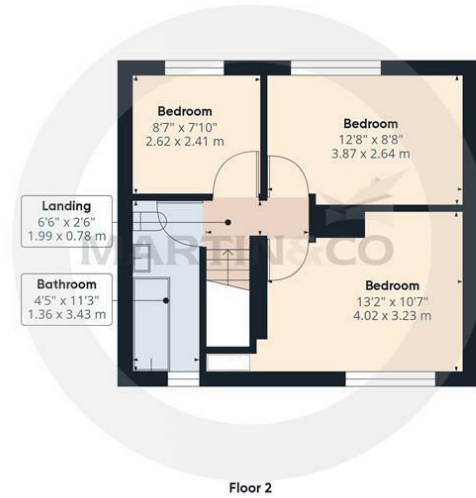
House Bathroom

A modern suite comprises of a rectangle panel bath with mains shower including two heads and screen over a unit housed hand wash basin and low flush W.C. Having a frosted UPVC double glazed window to the front and a chrome ladder style central heating radiator.

Outside

Outside, the property stands in enclosed gardens. The front forecourt is accessed by sturdy wrought iron gates and provides ample off-street parking, whilst to the rear the garden offers a blank canvas, ready to create your own ideal outdoor living space





Approximate total area⁽¹⁾
760.79 ft²
70.68 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.

Calculations are based on RICS IPMS 3C standard.

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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.

