



**Manor Park Drive, Pontefract**

**£180,000**

  
**MARTIN & CO**

# Manor Park Drive, Pontefract

## House

### 2 Bedrooms, 1 Bathroom

£180,000

- CONTEMPORARY, SOPHISTICATED, 2 BEDROOM SEMI DETACHED EXECUTIVE STYLE STARTER HOME with PRIVATE SOUTH-WEST FACING REAR GARDEN
- IMMACULATEDLY PRESENTED THROUGHOUT with GREAT OUTDOOR SPACE ideal for ENTERTAINING
- HALL, CLOAKS/WC, BREAKFAST KITCHEN with RANGE OF INTEGRATED APPLIANCES, LOUNGE with FRENCH DOORS to rear GARDEN
- FIRST FLOOR LANDING, TWO DOUBLE BEDROOMS & HOUSE BATHROOM WITH SHOWER
- OPEN PLAN FRONT GARDEN WITH TANDEM DRIVE with SPACE for TWO CARS
- MODERN RESIDENTIAL DEVELOPMENT CLOSE to TOWN CENTRE with a wealth of LOCAL AMENITIES
- CLOSE PROXIMITY of NORTHERN MOTORWAY INFRASTRUCTURE being IDEAL for the COMMUTER
- FABULOUS RANGE of LEISURE FACILITIES CLOSE BY INCLUDING JUNCTION 32/XSCAPE
- COUNCIL TAX BAND B
- EPC RATING B

Welcome to Manor Park Drive, Pontefract - a stunning contemporary 2-bedroom semi-detached executive style starter home that is sure to impress! This sophisticated, immaculately presented property boasts a south west-facing rear garden, perfect for soaking up the sun and entertaining guests.

As you step inside, you are greeted by a stylish and welcoming reception hall leading to a cloakroom/WC, a modern breakfast kitchen equipped with a range of integrated appliances, and a cosy lounge with French doors opening up to the attractive outdoor living space which is private in nature. The first floor landing leads to a luxurious bathroom with shower and two double bedrooms, offering ample space for relaxation and rest.

Outside, the property features an open plan front garden and a tandem driveway providing off-street parking for two cars, making it convenient for you and your guests. Situated in a modern residential development close to the town centre, you'll have easy access to a wealth of local amenities, ensuring that everything you need is just a short drive away.

For commuters, the property's close proximity to the Northern motorway infrastructure makes it an ideal choice. Additionally, the fabulous range of leisure facilities nearby, including Junction 32/Xscape, provides plenty of entertainment options for your enjoyment.

Don't miss out on this fantastic opportunity to own this "top of category" home in a convenient location with great outdoor space. Contact us today to arrange a viewing and make this property your own!



### Entrance Hall

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

### Cloaks/WC

Fitted with a two piece suite including a pedestal hand wash basin, a low flush WC, central heating radiator and ceramic tiled floor.

### Breakfast Kitchen

Having a contemporary style fitted kitchen with 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

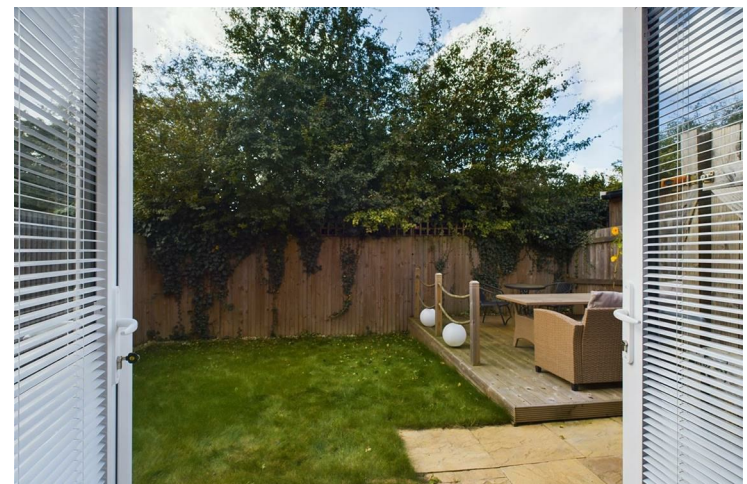
benefitting from a range of integrated appliances including an electric fan assisted oven, and gas hob with extractor fan over. There is a space for a fridge freezer and plumbing for an automatic washing machine. There is a window to the front aspect, central heating radiator and ceramic tiled flooring.

### Lounge

A cosy lounge having a ceramic tiled floor, window and French doors opening to the rear garden. Central heating radiator.

### First Floor Landing

Having a window to the side aspect, central heating radiator, access to the loft space, two double bedrooms and house bathroom.



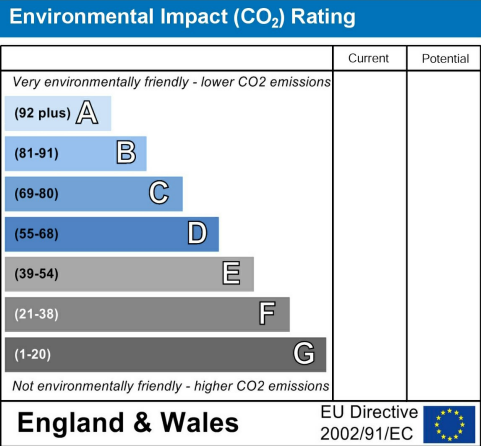
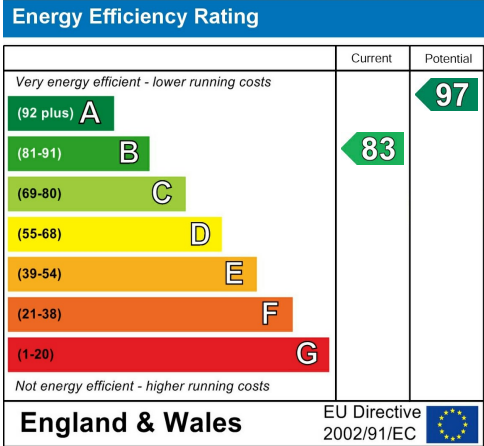
**Bedroom One**  
 Having a window overlooking the rear garden and central heating radiator.

**Bedroom Two**  
 Having a window to the front aspect and central heating radiator.

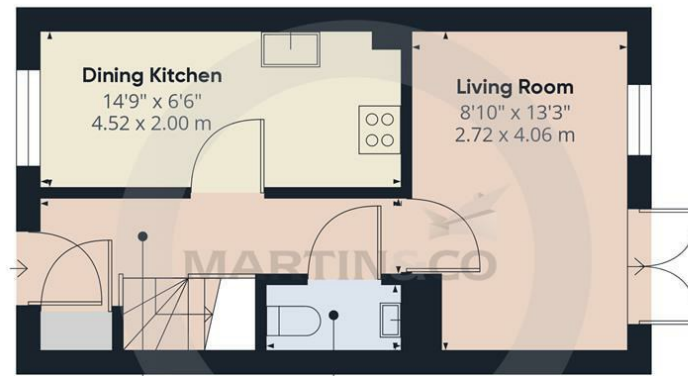
**Bathroom**  
 Fitted with a three piece white suite comprising a rectangle panel bath with mixer tap, screen and shower over. There is a pedestal hand wash basin, low flush WC, extractor fan, central heating radiator and ceramic tiled floor.

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

garden and a double driveway providing off street parking for up two cars. To the rear there is a south facing enclosed garden which includes a small decked patio and a seating area, which is ideal for outdoor entertaining or simple relaxation.  
 AGENT NOTE; the vendor has made us aware there is a service charge of £42.65 payable every 3 months - this has not been confirmed by the agent and would need to be checked by a conveyancing solicitor.







**Hallway**  
14'9" x 3'3"  
4.51 x 1.00 m

**WC**  
5'5" x 2'10"  
1.66 x 0.89 m

Floor 1



**Landing**  
6'5" x 3'5"  
1.96 x 1.04 m

Floor 2



**Approximate total area<sup>(1)</sup>**  
580.61 ft<sup>2</sup>  
53.94 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.

Calculations are based on RICS IPMS 3C standard.

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.

