



Bexhill Close, Pontefract

£325,000


MARTIN&CO

Bexhill Close, Pontefract

House - Detached

3 Bedrooms, 2 Bathroom

£325,000

- STYLISH THREE BEDROOM DETACHED HOUSE IN SOUGHT AFTER LOCATION
- GROUND FLOOR BRIEFLY COMPRISES, KITCHEN, LOUNGE, BATHROOM, BEDROOM, DINING ROOM, CONSERVATORY
- LOWER GROUND FLOOR BRIEFLY COMPRISES; TWO BEDROOMS, UTILITY ROOM, SHOWER ROOM, INTEGRAL GARAGE
- GARDENS TO FRONT AND REAR WITH INTEGRAL GARAGE AND DOUBLE DRIVEWAY TO THE SIDE
- CLOSE TO PONTEFRAC TOWN CENTRE WITHIN WALKING DISTANCE OF POPULAR PUB/EATERIES AND PUBLIC TRANSPORT LINKS
- NORTHERN MOTORWAY NETWORK IS A SHORT DRIVE AWAY BEING IDEAL FOR THE COMMUTER
- EPC RATING D
- COUNCIL TAX BAND D

Location is key, and this property does not disappoint. This extended three-bedroom detached home is located in the popular residential location of Bexhill Close. Benefitting from easy access to Pontefract town centre, local schools and major motorway links to all Northern cities.

The property briefly consists of porch, entrance hall, lounge, dining room, kitchen, three bedrooms, en-suite to master and a family bathroom. Externally the property has a driveway providing ample off-street parking, integral garage ideal for storage and an extensive tiered rear garden with a view. An internal inspection is highly recommended to see how the space will work for you



Kitchen

Consisting of fully tiled walls, fitted wall and base units with work surfaces over, one and a half bowl sink and drainer, integrated fridge freezer, electric hob, double oven, extractor hood, uPVC double glazed entrance door, two uPVC double glazed windows to the side and rear aspect and a gas central heating radiator.

Lounge

uPVC windows to the side and front aspects, ceiling fan and a gas central heating radiator.

Bathroom

With low level W.C., vanity unit with inset wash hand basin, corner bath, fully tiled walls and flooring, extractor fan, gas central heating radiator and uPVC double glazed frosted window to the rear aspect.

Bedroom

uPVC double glazed window to the rear aspect, access to loft via hatch and a gas central heating radiator.

Dining Room

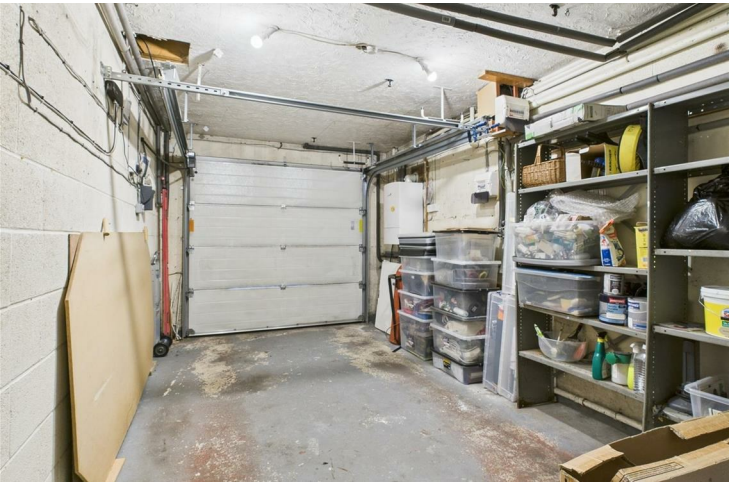
uPVC double glazed window to the front aspect and a gas central heating radiator.

Conservatory

With double patio doors leading into the front garden, uPVC windows round, gas central heating radiator and ceiling fan.

Bedroom

Benefitting from fitted wardrobes, uPVC double glazed window to the side aspect, gas central heating radiator.



Bedroom
 With a uPVC double glazed window to the front aspect and a gas central heating radiator.

Utility Room
 With fitted wall and base units with space for washing machine plus space and electric point for tumble dryer.

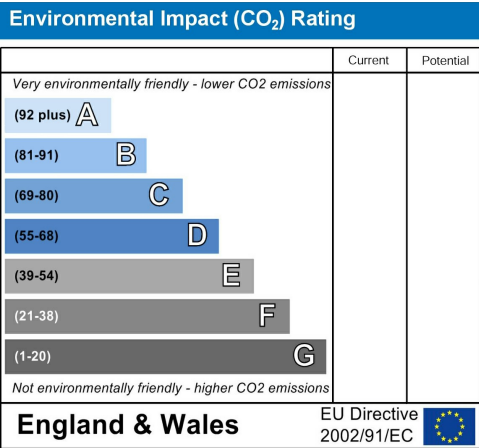
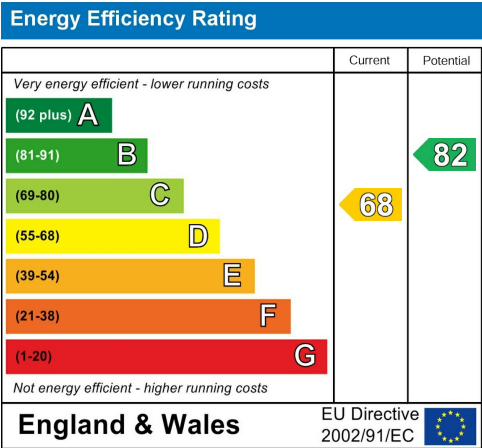
Shower Room
 Having part tiled walls, low level W.C., hand wash basin and walk in shower cubicle.

Garage
 With up and over electric door and access into the utility room.

Outside
 To the rear, a patio seating area. The side aspect provides access to the double driveway and integral garage. The front aspect benefits from a lawned garden and patio seating area. A number of external gates provide access to all sides of the property.

SALES BUYER CHECKS
 Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier called I Am Property/Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £25 per person. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and

monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.







Ground Floor



Floor 2

Approximate total area¹⁾

1529.87 ft²
142.13 m²

Reduced headroom

6.09 ft²
0.57 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

