



**Churchbalk Lane, Pontefract WF8 2QQ**

***Welcome to***

**Churchbalk Lane, Pontefract**

Three-bedroom semi-detached home in Pontefract with underfloor heating, modern kitchen with under-plinth lights, open-plan lounge diner, bright conservatory, three bedrooms, stylish bathroom, driveway, garage and a low-maintenance landscaped garden with step lighting.



### Entrance Hall

With a front entrance door, laminate flooring, under stairs storage, lights under stairs and a window to the front.

### Wc

with a low level flush WC, wash hand basin, panelled ceiling, laminate flooring and a window to the side.

### Lounge/Diner

18' 5" into bay x 10' 9" ( 5.61m into bay x 3.28m )

With a bay window to the front, double door into conservatory, laminate flooring and a media wall unit.

### Kitchen

13' 2" x 5' 9" ( 4.01m x 1.75m )

A fitted kitchen consisting of wall, base and drawer units with Quartz work surfaces over, sunk sink, integrated oven, microwave, electric hob, dishwasher, fridge and freezer, extractor hood, spot lights to the ceiling, under plinth lighting, sky light, part tiled and a window to the rear.

### Conservatory

8' x 8' 11" ( 2.44m x 2.72m )

With a rear door into the garden, ceiling fan and tiled flooring.

### Landing

With a window to the side, laminate flooring, aircon unit and access to the boarded loft with ladder access.

### Bedroom One

10' 5" x 10' 10" ( 3.17m x 3.30m )

With a window to the rear, under floor heating and laminate flooring.

### Bedroom Two

10' 8" x 8' ( 3.25m x 2.44m )

With a window to the front, laminate flooring and under floor heating.

### Bedroom Three

8' 10" x 6' 10" ( 2.69m x 2.08m )

With a window to the front, bulk head storage and under floor heating.

### Bathroom

a suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle, extractor fan, spot lights to the ceiling, heated towel rail, tiled walls and flooring, cupboard housing the boiler and a window to the rear.

### Front Garden

A large block paved driveway.

### Rear Garden

A large lawned garden with slate paving with uplights, shrubs, wooden shed, water feature, small allotment, access from the side and a wooden fence surround.

### Garage

Double length with lights and a manual door.

### Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## **Churchbalk Lane, Pontefract**

- Three Bedroom Semi-Detached House
- Open Plan Lounge/Diner
- Driveway and Garage
- Conservatory
- Spacious rear garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£240,000**



Please note the marker reflects the  
postcode not the actual property

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