



Park Row

Halfpenny Lane, Pontefract, WF8 4AY  
Offers Over £260,000



**\*\*CHECK OUT MY GARDEN\*\*** This stunning home features generous gardens to both the front and rear, along with ample parking—ideal for families and those who love outdoor living.

The property has been thoughtfully upgraded throughout, boasting modern fixtures and fittings, a full electrical update, and brand-new UPVC double glazing,

making it completely move-in ready. Inside, the décor is finished to a high standard while carefully retaining original period features that bring charm and character. Perfectly situated close to Pontefract town centre, the home is just a short walk from shops, bars, Pontefract Park, and local train stations. Excellent motorway connections and highly regarded schools further enhance the appeal of this desirable location.



- Semi-Detached House, Built in 1900
- Ideal Family Home
- Two Cosy Reception Rooms
- Three Spacious Bedrooms
- Modern House Bathroom
- Beautiful Landscaped Rear Garden
- 1,206 sq ft of space
- Close to Local Amenities and Town Centre
- Internal Viewing Strongly Recommended





## GROUD FLOOR ACCOMMODATION

### Hallway

3'1" x 15'5" (0.93 x 4.71)

Upvc double glazed door to the front elevation. Gas central heated radiator. Stairs to the first floor. Door to the dining room and door to the lounge.

### Living Room

12'5" x 11'11" (3.78 x 3.64)

Upvc double glazed windows to the front elevation. Gas central heated radiator. Wall lights.

### Kitchen

7'10" x 14'5" (2.39 x 4.39)

UPVC double glazed stable data to the rear elevation, UPVC double glazed windows to the rear and side elevations. A range of wall and base kitchen units with complementary work surfaces over. Space for a wine fridge, washing machine, cooker and space for a fridge freezer. Stainless steel sink drainer and mixer tap. Partly tiled walls, gas central heated radiator.

### Dining Room

14'9" x 12'10" (4.49 x 3.90)

UPVC double glazed window to the rear elevation, gas central heated radiator. Storage Cupboard. Inset chimney space.

### Landing

5'7" x 10' (1.69 x 3.05)

Access to 3 bedrooms. UPVC double glazed window to the side elevation. Access to the bathroom. Gas central heated radiator. Loft accessibility from the landing which had been boarded out to create more storage, has electrics and ladder access.





### Bedroom Two

9'6" x 9'1" (2.89 x 2.78)

UPVC double glazed window to the front elevation, gas central heated radiator.

### Bedroom Three / Walk In Wardrobe

6'8" x 12'1" (2.02 x 3.69)

UPVC double glazed window to the front elevation. Gas central heated radiator. \*\* please note this room is currently used as a walk-through from bedroom one as a dressing area. \*\*

### Bedroom One

10'4" x 12'3" (3.14 x 3.73)

UPVC double glazed window to the rear elevation., access door into the dressing area (bedroom three)

### Bathroom

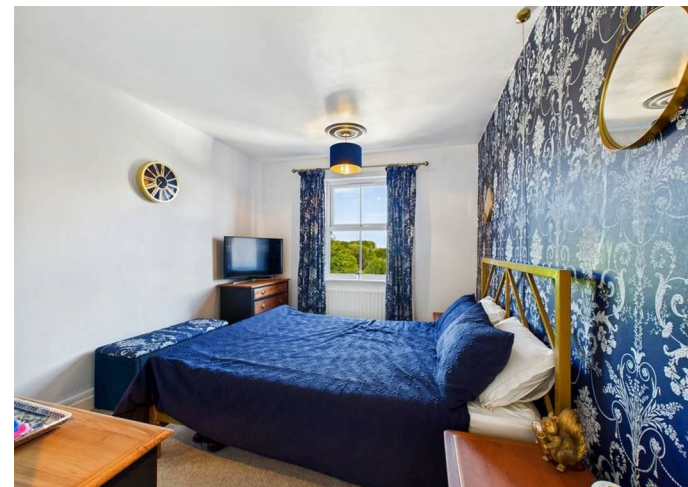
5'4" x 8'4" (1.63 x 2.53)

Bath with a shower over and waterfall attachment. Partly tiled walls. Toilet with a low-level flush. Sink with a mixer tap and vanity drawer below. Wall mounted mirrored cabinet. Spotlights to the ceiling, low level sensor lights. UPVC double glazed window. Tiling to the flooring.

### Garden

To the front of the property, there is a landscape garden with paving pebbled garden and plants and shrubs set back from the main road with an enclosed gated boundary and access up leads to the entrance door.

The garden to the rear has two separate areas with a shared access driveway through the middle provide an access to (Neighbour) in properties. Outdoor sockets and lights. There is a courtyard garden which sits beside the kitchen. And then the bottom garden has been landscape beautifully in











tiered sections. Having decking areas, lawned gardens, patio areas, mature plants and shrubs with decorative stone. A blocked paved driveway provides parking for several vehicles.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
95-100	A			20-40	A		
85-95	B			40-50	B		
75-85	C			50-60	C		
65-75	D			60-70	D		
55-65	E			70-80	E		
45-55	F			80-90	F		
35-45	G			90-100	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	







