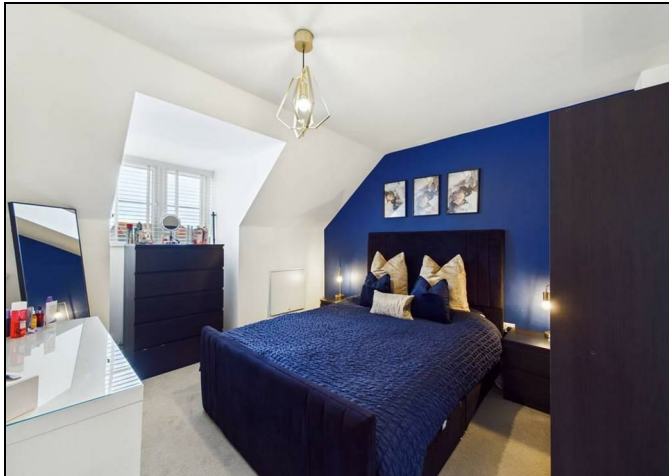


... Your proactive estate agent



Manor Park Drive, Pontefract, WF8 2YW
Offers Over £220,000

Park Row



Lead In

A modern three-bedroom semi-detached home, ideally positioned within a highly sought-after area of Pontefract. This superb property offers excellent access to local schools, motorway networks, as well as convenient train and bus services—making it perfect for commuters and families alike.

Externally, the home benefits from a double driveway to the front, providing ample off-street parking. To the rear, an enclosed garden offers a private and secure outdoor space, ideal for relaxing or entertaining.

Internally, the property is presented to an exceptionally high standard throughout, with stylish and contemporary finishes creating a true “move-in ready” home. A standout feature is the impressive principal bedroom, occupying the top floor and complete with its own ensuite bathroom—offering a spacious and private retreat.

This is a property that is sure to generate strong interest, and early viewing is highly recommended.

Entrance Hall

1.03 x 4.55 (3'5" x 14'11")

Access to kitchen diner, WC and living room. Wood effect flooring. Central heated radiator.

Kitchen Diner

1.98 x 4.52 (6'6" x 14'10")

Modern range of high and low level kitchen base units with marble effect worktops. Integrated appliances including fridge/freezer, washing machine and oven with hob and extractor fan. Sink with drainer and chrome mixer tap. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.



WC

0.87 x 1.70 (2'10" x 5'7")

WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator.

Living Room

4.06 x 2.71 (13'4" x 8'11")

UPVC double glazed French doors leading to the rear. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.



Landing

1.03 x 3.16 (3'5" x 10'4")

Access to two bedrooms, house bathroom and the hallway. Carpeted throughout. UPVC double glazed window to the side elevation.

Bedroom Two

4.06 x 2.79 (13'4" x 9'2")

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.



Bedroom Three

1.93 x 2.39 (6'4" x 7'10")

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



Bathroom

1.92 x 1.95 (6'4" x 6'5")

White suite comprising of panel bath with chrome mixer

tap and shower attachment. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator.



Hallway

0.95 x 2.43 (3'1" x 7'12")

Stairs leading to the second floor. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom One

3.16 x 3.40 (10'4" x 11'2")

Access to en suite. Carpeted throughout. Central heated radiator. UPVC double glazed skylight to the front aspect.



En Suite

4.04 x 1.41 (13'3" x 4'8")

White suite comprising of shower cubicle with mins feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator. UPVC double glazed skylight to the rear aspect.



Externally

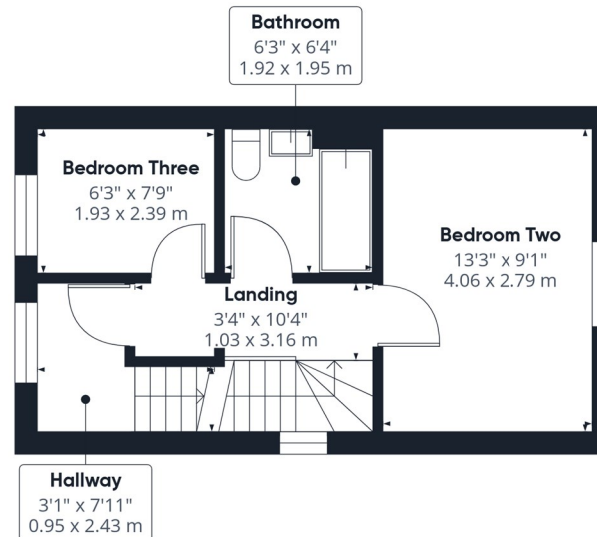
A semi detached property with a double driveway providing off-road parking for two vehicles, complemented by a low-maintenance gravelled forecourt and paved pathway leading to the main entrance. The property enjoys a modern and well-presented exterior within this sought-after residential development.

Enclosed rear garden mainly laid to lawn with fenced boundaries offering a good degree of privacy. The garden features a paved patio, decorative stone borders and ample space for outdoor entertaining, children's play equipment or further landscaping to suit individual tastes.





Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

759 ft²

70.5 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

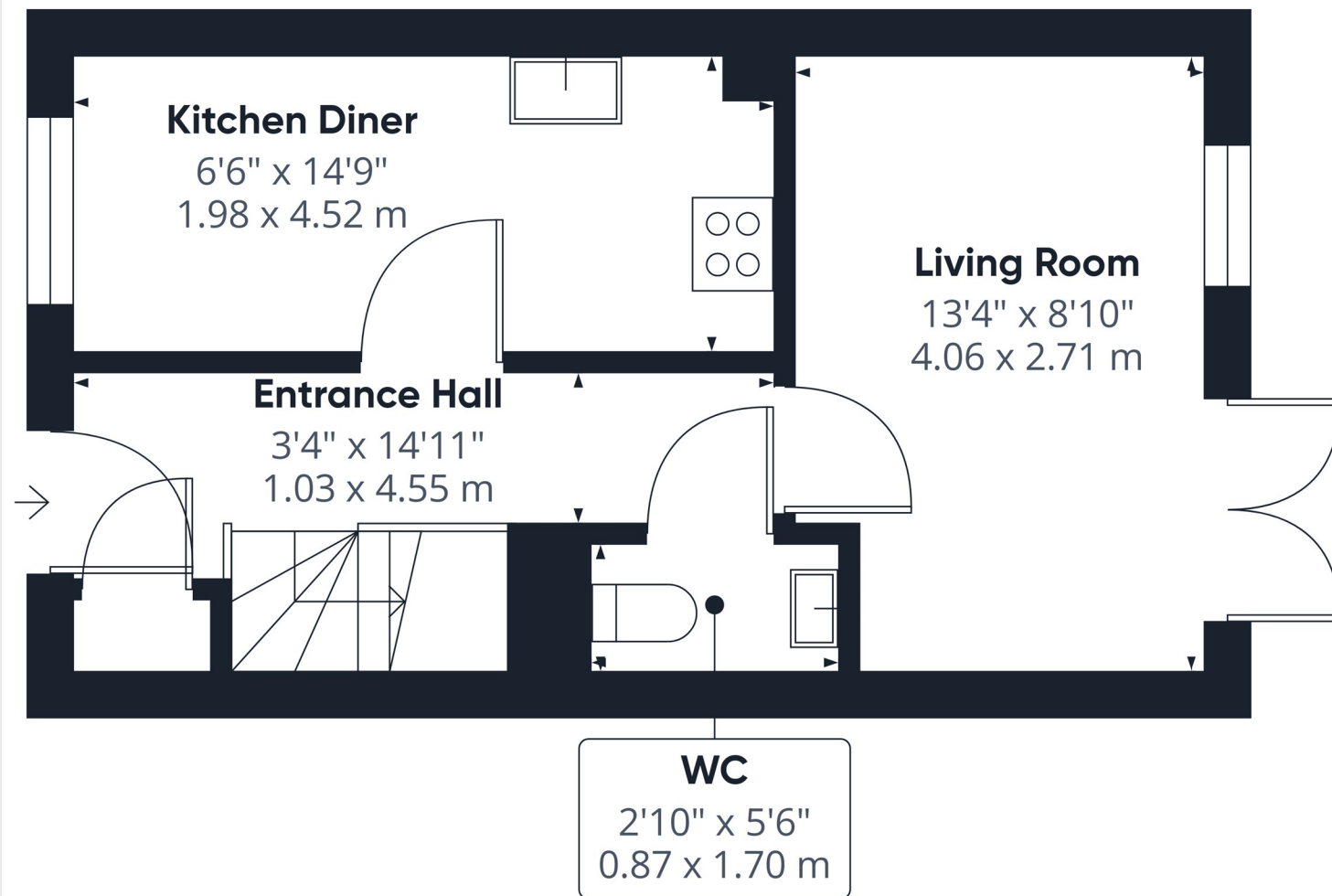
T 01977 791133

W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

pontefract@parkrow.co.uk





Floor 0

Approximate total area^m
310 ft²
28.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

T 01977 791133

W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

pontefract@parkrow.co.uk

