

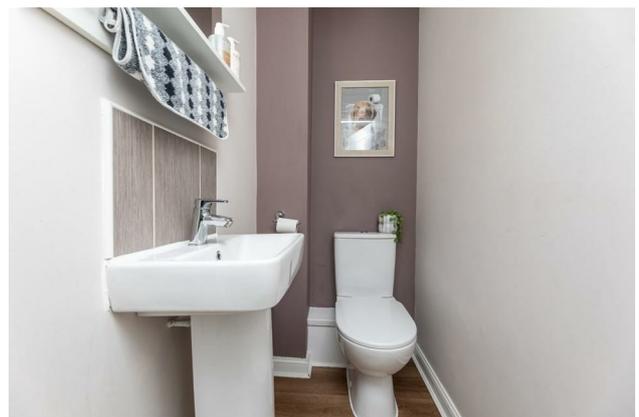
HUNTERS®

HERE TO GET *you* THERE

25 Poppy Fields Way, Pontefract, WF8 4FP

Offers In Excess Of £270,000

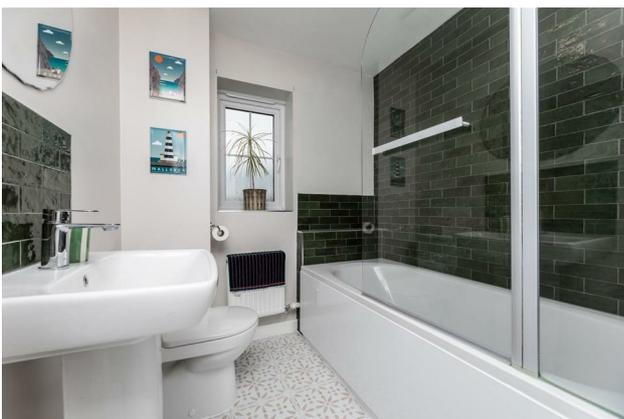
Property Images



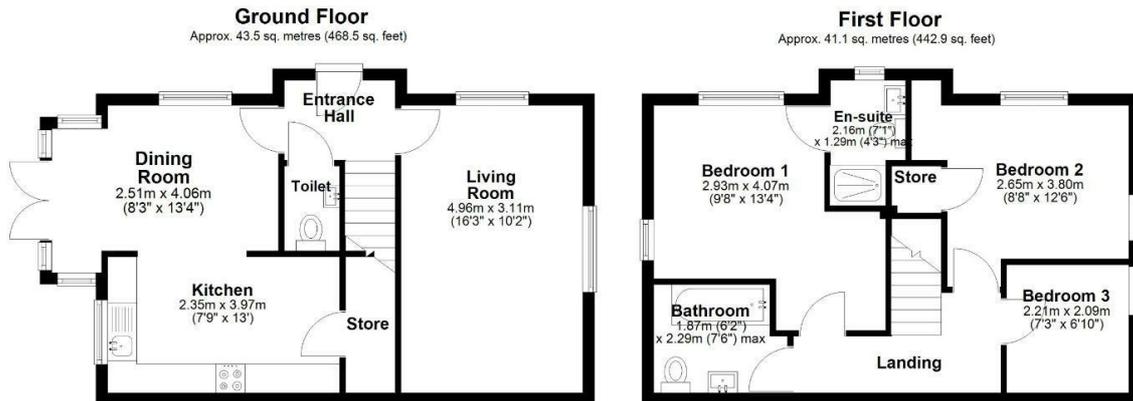
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Property Images



Floorplan

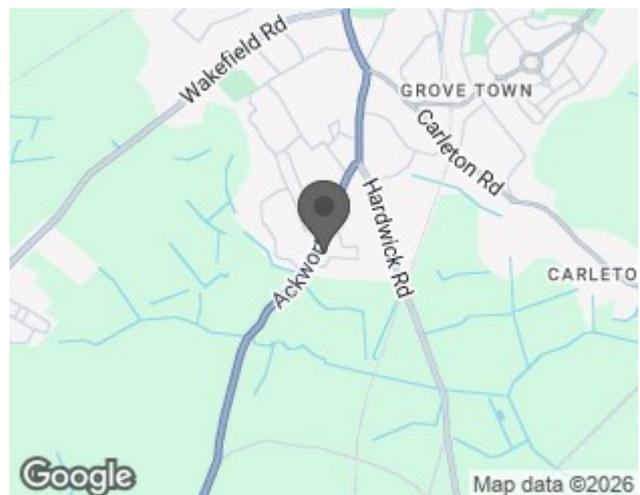


Total area: approx. 84.7 sq. metres (911.4 sq. feet)

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 3 Receptions: 1
Tenure: Freehold

THE SETTING:

Poppy Fields Way is a sought after location in Pontefract and in very close proximity to the neighbouring small town of Featherstone and it's amenities. The beauty of the location of this property is that within a few miles you can be in the countryside, but you can also access Castleford, Leeds and Wakefield incredibly easily with access links to the M62 and A1(M) so it's great for commuting and socialising. In terms of amenities, this property is situated nearby to supermarkets, local shops, pubs, eateries and schools.

THE PROPERTY:

This home has a layout that works perfectly for family living, as you walk through you're impressed by how spacious and modern this home feels. As you enter the property you're greeted with an airy entrance hallway. To the right is the open-plan kitchen/diner with space for a family dining table and French doors leading out to the rear garden, perfect for casual entertaining. Following through the property, the kitchen features a handy two-seater breakfast bar, a range of base and wall units, an integral dishwasher and oven, and cooker. The living room makes a great space to relax with ample room for furniture and benefits from a large window, allowing for lots of natural light. Lastly, on the ground floor there's a downstairs w/c and hand basin for added convenience.

The first floor hosts three well-proportioned bedrooms, an en-suite and a family bathroom. The master bedroom is a spacious room, currently furnished with a double bed, bedside tables, double wardrobes and chest of drawers. The en-suite features a walk-in shower, w/c and hand basin with under-sink storage; all finished with tasteful tiling. Bedroom two is another generously sized double bedroom, currently used as a home office, this room has plenty of space to fit a double bed and wardrobes. Bedroom three is a good sized single, currently used as a nursery, this room can easily be adapted to suit your lifestyle needs.

The family bathroom is a tasteful three piece suite; fitted with a bath with an overhead shower, w/c and hand basin, this room is finished with complementary dark green wall tiling.

OUTSIDE SPACE:

The large enclosed rear garden is a real selling point of this property. Benefitting from a lawn and decked area, it's a great space to add garden furniture to enjoy the summer months. Additionally, the home has a driveway, and a garage that offers further valuable storage space.

Features

- Semi-Detached • Great Location • Downstairs WC • Master Bedroom With En-Suite • Large Rear Garden • Perfect Family Home • Garage • Freehold • Council Tax Band C • EPC Rating B