

...Your proactive estate agent



**Meadway, Streethouse, Pontefract, WF7 6DU**  
**Offers In Excess Of £200,000**





## Lead In

Situated in a highly sought-after residential location, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families, and those looking to upsize.

One of the property's standout features is its exceptionally large rear garden – a rarity and a key reason why homes on this street remain so popular. Offering fantastic outdoor space for entertaining, family living, or future landscaping potential, it truly sets this home apart.

Internally, the property is presented in modern, move-in-ready condition and briefly comprises a welcoming lounge featuring a multi-fuel log burner, creating a focal point, alongside a spacious dining room ideal for everyday family life and entertaining. A practical kitchen and utility room adds further convenience, while upstairs you'll find three generously sized bedrooms and a contemporary family bathroom.

Externally, the property benefits from a front garden, a shared driveway to the side, and a private rear driveway providing off-road parking.

Conveniently located close to a range of local amenities, the property is within easy reach of well-regarded schools, shops, and a train station, making it ideal for commuters. Excellent transport links are also available via the M62, M1, and A1 motorway networks.

Offering generous living space, outstanding outdoor space, and excellent value for money, this is a fantastic opportunity to purchase a home in a consistently popular location. Early internal viewing is highly recommended to fully appreciate everything this superb property has to offer and to avoid disappointment.

## Entrance Hallway

**1.81 x 4.06 (5'11" x 13'4")**

Access to the kitchen and the stairs leading to the first floor. Wood effect flooring. Central heated radiator. UPVC double glazed window to the side elevation.

## Living Room

**3.78 x 3.94 (12'5" x 12'11")**

Open plan to the dining room. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.



## Dining Room

**2.83 x 3.50 (9'3" x 11'6")**

Multi fuel log burner fireplace. UPVC double glazed patio door leading to the rear garden. Wood effect flooring. Central heated radiators.



## Kitchen

**2.29 x 3.39 (7'6" x 11'1")**

A range of high and low level kitchen base units. Cooker. Option to reconnect plumbing for washing machine. Sink with drainer and chrome tap. UPVC door giving access to utility room. Wood effect flooring throughout. UPVC double glazed window to the rear elevation.



### Utility Room

**1.82 x 1.85 (5'12" x 6'1")**

Base units with sink and electric shower. Access to the store room. UPVC access door leading to the rear garden. Wood effect flooring. UPVC double glazed frosted window to the side elevation.



### Landing

**1.34 x 2.13 (4'5" x 6'12")**

Access to all three bedroom and the bathroom. Carpeted throughout. UPVC double glazed window to the side elevation.

### Bedroom One

**3.25 x 3.97 (10'8" x 13')**

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



### Bedroom Two

**2.99 x 3.54 (9'10" x 11'7")**

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



### Bedroom Three

**2.44 x 2.80 (8' x 9'2")**

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



### Bathroom

**2.23 x 2.47 (7'4" x 8'1")**

White suite comprising of a free standing panel bath with chrome taps and shower attachment. WC with low level flush. Wash hand basin with chrome mixer tap. Access to store cupboard. Wall tiling. Wood effect flooring. Central heated towel rail. UPVC double glazed frosted window to rear and side aspects.

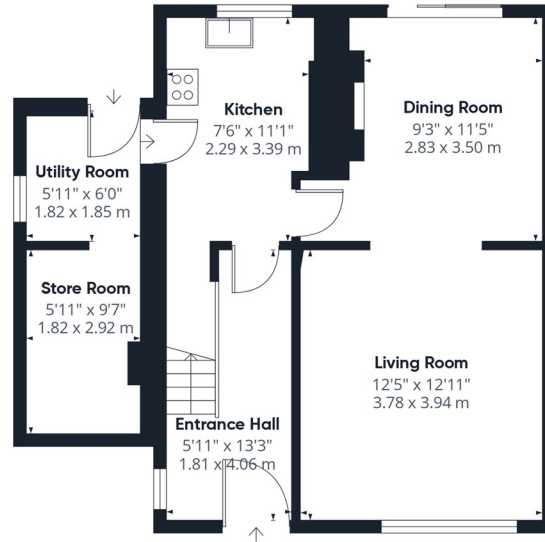


### External

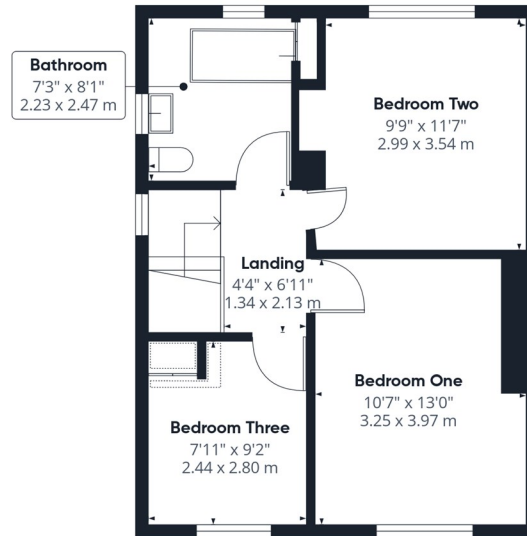
The property is set back from the road behind a low-maintenance front garden enclosed by timber fencing and gated access, creating an attractive approach to the home. A shared driveway extends to the side of the property, providing access to the rear and offering valuable off-street parking opportunities. The property enjoys a pleasant position with open aspects nearby, enhancing its appeal and sense of space.

A particular feature of the property is the impressive rear garden, offering an excellent amount of outdoor space for growing families and those who enjoy entertaining. Predominantly laid to lawn, the garden provides ample room for children to play and for outdoor activities, whilst mature trees and established boundaries create a pleasant and private setting.





Floor 0



Floor 1



Approximate total area<sup>m</sup>  
950 ft<sup>2</sup>  
88.2 m<sup>2</sup>

(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.

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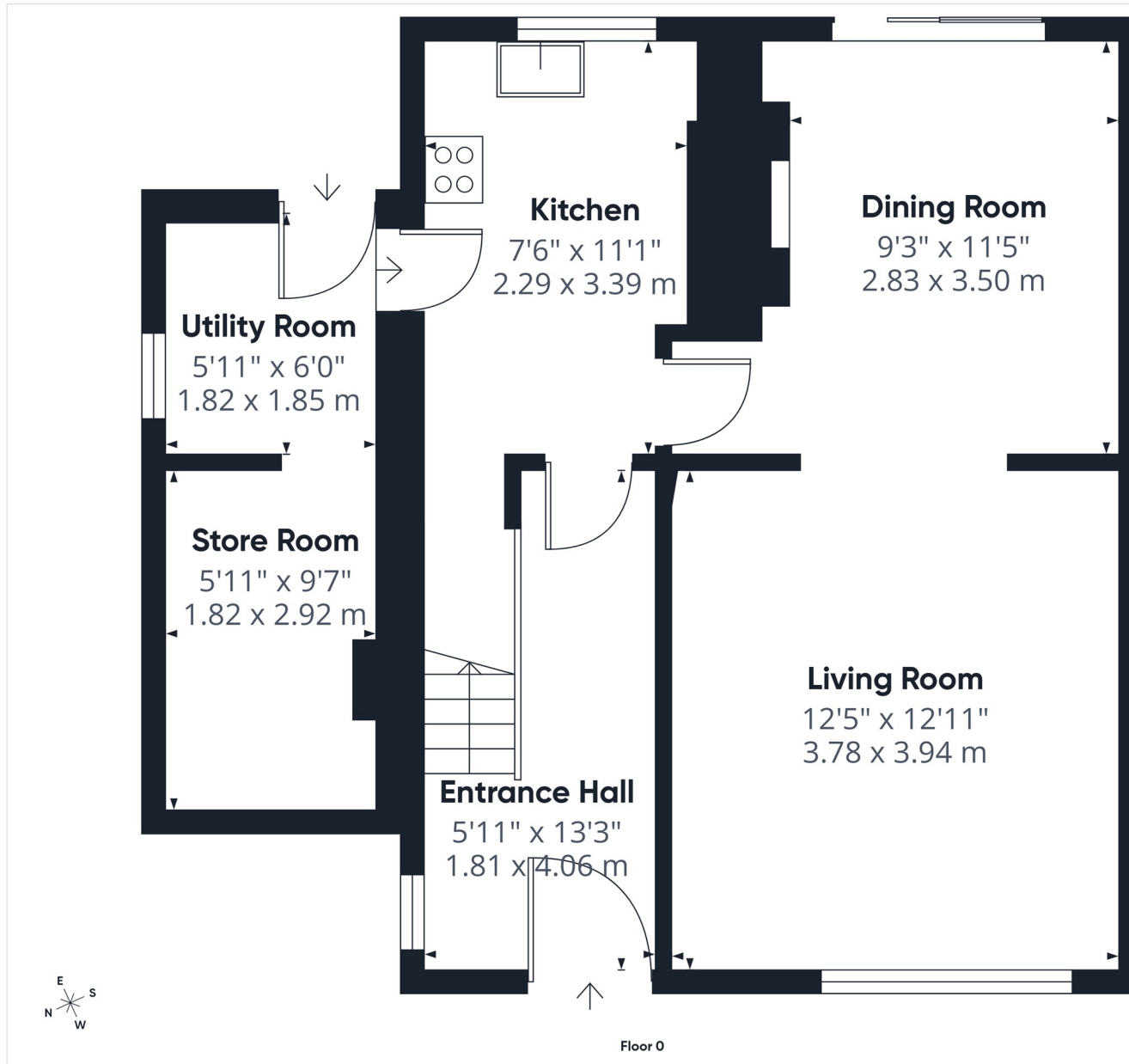
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Approximate total area<sup>(1)</sup>  
538 ft<sup>2</sup>  
49.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100 kWh/m <sup>2</sup> Δ	100 kWh/m <sup>2</sup> Δ	100 g/m <sup>2</sup> Δ	100 g/m <sup>2</sup> Δ
90 kWh/m <sup>2</sup> B	90 kWh/m <sup>2</sup> B	90 g/m <sup>2</sup> B	90 g/m <sup>2</sup> B
80 kWh/m <sup>2</sup> C	80 kWh/m <sup>2</sup> C	80 g/m <sup>2</sup> C	80 g/m <sup>2</sup> C
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England & Wales 2020/1/EC

