

...Your proactive estate agent



**Wellhams Road, Pontefract, WF8 2GH**

**£340,000**





### Hallway

**3.03 x 1.99 (9'11" x 6'6")**

Composite front entrance door leads into a hallway, giving access to the lounge, storage cupboard and kitchen diner. Gas central heated radiator.

### Living Room

**6.18 x 3.19 (20'3" x 10'6")**

UPVC double glazed window to the front and to the side elevation. UPVC double patio doors which both lead out to the garden. Central heated radiator.

### Kitchen

**6.21 x 3.52 (20'4" x 11'7")**

With a contemporary range of handleless wall and base kitchen units and laminate work services over incorporating a sink with drainer and mixer tap. Integrated appliances include a dishwasher, oven, hob and extractor fan over, and a wine cooler. A breakfast bar provides seating additional to a dining area. Gas central heated radiator UPVC double glazed window to the front and side elevation access door into the utility room.

### Utility Room

**1.88 x 0.95 (6'2" x 3'1")**

Composite rear access door. Plumbing for a washing machine and dryer. Wall and Base kitchen units. Access to WC.

### WC

**1.86 x 0.95 (6'1" x 3'1")**

W/C with a low level flush, sink with a mixer tap.

### Landing

**0.89 x 4.08 (2'11" x 13'5")**

Access to four good size bedrooms and the family bathroom. Loft access.

### Main Bedroom

**3.39 x 3.60 (11'1" x 11'10")**

Glazed smoked mirror fitted wardrobes, gas central heated radiator. Access door to the en suite. UPVC double glazed window to the side elevation.

### En Suite

**1.88 x 1.93 (6'2" x 6'4")**

White suite comprising of wash hand basin with chrome mixer tap over, WC with low level flush, mains feed shower and cubicle. Tiled walls. Extractor fan. Chrome central heated towel rail. UPVC double glazed frosted window looking to the rear of the property.

### Bedroom Two

**3.39 x 2.24 (11'1" x 7'4")**

UPVC double glazed window to the side elevation gas central heated radiator, fitted wardrobes.

### Bedroom Three

**2.67 x 2.83 (8'9" x 9'3")**

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

### Bedroom Four

**2.68 x 2.80 (8'10" x 9'2")**

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

### Bathroom

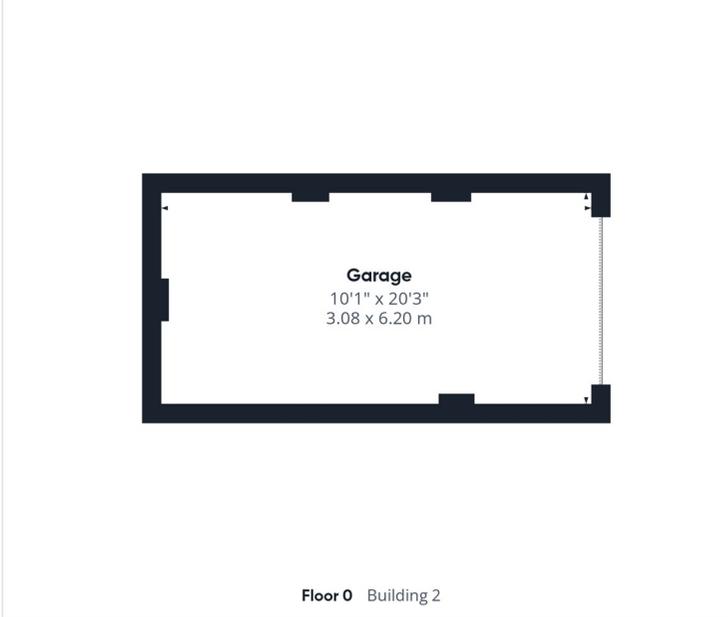
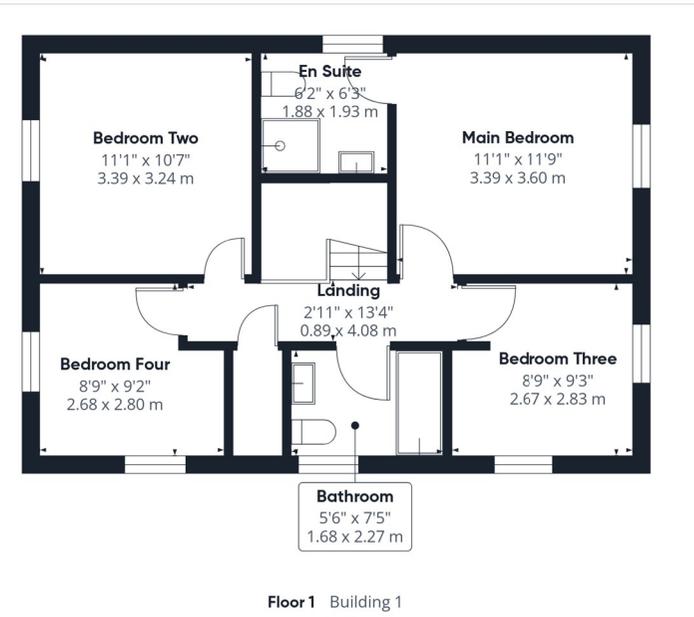
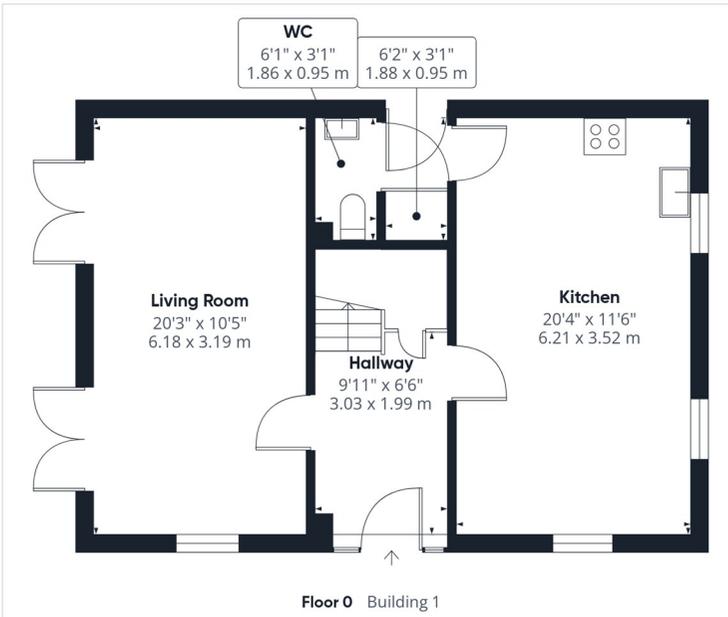
**1.68 x 2.27 (5'6" x 7'5")**

White suite comprising of panel bath with mains feed shower and shower screen. WC with low level flush. Wash hand basin with chrome mixer tap over. Extractor fan. Chrome central heated towel rail. Tiled walls. UPVC double glazed frosted window to the front.

### External

Externally, the property has a decorative garden to the front with a garden path. To the side there is a driveway and a garage. To the rear there is a fully enclosed garden with lawn and patio areas. Side access path leads to the utility entrance.

This property has solar panels to the roof and is situated with an open aspect view at the front.



**Approximate total area<sup>(1)</sup>**  
1338 ft<sup>2</sup>  
124.2 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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