

3 Bed

House - Semi-Detached

located in

Pontefract

Guide Price £260,000







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Baghill Lane

Pontefract

WF8 2HE









Lead In
Stunning and generously proportioned three-bedroom semi-detached home, larger than many others in the area and beautifully presented throughout.

Extended to the rear on the ground floor, the property now offers a spacious modern kitchen diner, ideal for family life and entertaining. There is also a separate lounge and a convenient downstairs WC. The current owner has added a staircase leading to a loft room, which is presently used as an occasional bedroom and provides valuable additional space.

Outside, the landscaped rear garden offers a lovely place to relax, while the front of the property features a block-paved driveway and lawn.

The home is well placed for local schools and shops, with bus routes and train stations nearby. Pontefract town centre is only a short drive away, with its shops, restaurants, supermarkets, Pontefract Park and further transport links.

Offering excellent living space in a great location, this impressive home will appeal to a wide range of buyers. An internal viewing is essential to appreciate the size, style and space on offer.

Entrance Hall
8'10" x 13'3"
Access to living room, kitchen diner and stairs leading to the first floor. Wood effect herringbone flooring. Central heated radiator. UPVC double glazed frosted window to the side aspect.

Living Room
12'3" x 13'7"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Kitchen Diner
19'6" x 20'5"
A modern range of kitchen units with solid oak work tops, kitchen island and integrated appliances including dishwasher and washing machine. Space for a range style cooker and American style fridge freezer. One and half bowl sink with drainer and mixer tap. Access to WC. UPVC double glazed French door leading to the rear garden. Wood effect herringbone flooring. Central heated radiators. UPVC double glazed window to the rear elevation.

WC
4'9" x 4'2"
Access to storage cupboard. Two in one WC with sink and chrome mixer tap. Wood effect flooring. Central heated radiator.

Landing
8'6" x 6'2"
Access to all three bedrooms, the house bathroom and stairs leading to the loft space. Carpeted throughout. UPVC double glazed frosted window to the side aspect.

Bedroom One
10'0" x 11'9"
A range of full height fitted wardrobes to one wall. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.







Bedroom Two
9'10" x 12'5"
Laminate flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Three
8'6" x 8'6"
Laminate flooring. Central heated radiator. UPVC double glazed window to the front elevation.

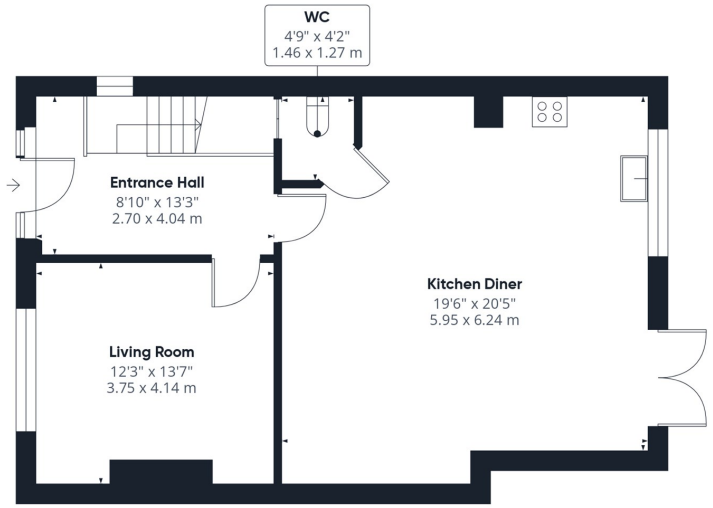
Bathroom
10'10" x 5'11"
White suite comprising of a quadrant shower cubicle with mains feed shower. WC with low level flush. Bath panel with chrome mixer tap and shower attachment. Wash hand basin with chrome mixer tap. Extractor fan. Tiled effect flooring. Chrome central heated towel rail. Partly tiled walls. UPVC double glazed frosted windows to the rear and side aspect.

Loft Space
12'3" x 12'4"
Wash hand basin with chrome mixer tap. Carpeted throughout. Central heated radiator. UPVC double glazed dormer window to the rear elevation.

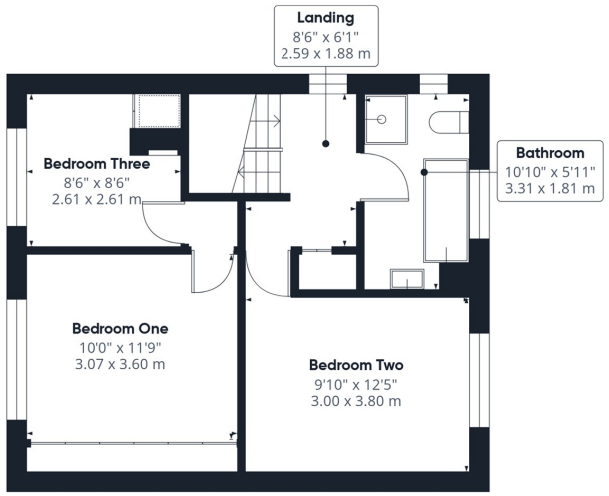
External
To the front of the property is a spacious block-paved driveway providing ample off-street parking, alongside a lawned garden area. The property boasts an attractive brick-built frontage, with a modern composite entrance door and gated access leading to the rear garden.

To the rear is a beautifully landscaped and enclosed garden, thoughtfully designed for both relaxation and entertaining. Featuring an artificial lawn, paved pathway and a generous block-paved patio with a built in seating area, the garden offers a fantastic outdoor space for all the family. A stylish timber pergola provides an ideal setting for outdoor dining, complemented by decorative planting, established fencing creating a private and inviting retreat.

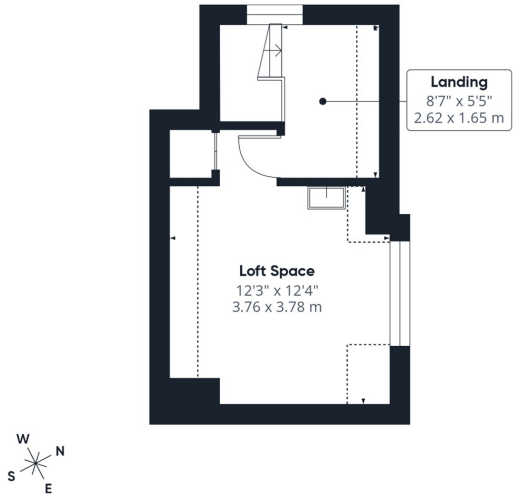
Disclaimer
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Floor 0



Floor 1



Floor 2

Approximate total area(1)

1392 ft²

129.3 m²

Reduced headroom

42 ft²

3.9 m²

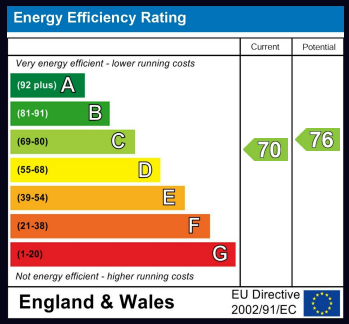
(1) Excluding balconies and terraces

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.

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