



**Manor Park Drive, PONTEFRACT WF8 2YW**



**Welcome to**

**Manor Park Drive, PONTEFRACT**

\*\*\*GUIDE PRICE £230,000 - £240,000\*\*\* Attractive three bedroom semi-detached house for sale. Property comprises of an entrance hall with WC, lounge, kitchen/diner, enclosed rear garden and off-street parking to the front.



### **Entrance Hall**

With a front entrance door, vinyl flooring and gas central heating radiator.

### **Wc**

With a low level flush WC, wash hand basin, extractor fan, vinyl flooring, gas central heating radiator and a UPVC double glazed window to the front aspect.

### **Lounge**

16' 2" x 10' 4" ( 4.93m x 3.15m )

With a UPVC double glazed window to the rear aspect, under stairs storage cupboard, double doors to the rear and a gas central heating radiator.

### **Kitchen**

15' 7" x 9' 1" ( 4.75m x 2.77m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, stainless steel sink and drainer, integrated fridge freezer, electric oven, gas hob, dishwasher, extractor hood, cupboard housing the boiler, vinyl flooring, dining area and a UPVC double glazed window to the front aspect.

### **Landing**

With a UPVC double glazed window to the side aspect, gas central heating radiator and access to the loft.

### **Bedroom One**

14' 6" max x 9' ( 4.42m max x 2.74m )

With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin, shower, extractor fan, part tiled, vinyl flooring and a gas central heating radiator.

### **Bedroom Two**

10' 4" x 6' 11" ( 3.15m x 2.11m )

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

### **Bedroom Three**

9' x 9' 4" ( 2.74m x 2.84m )

With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, bath with shower over, extractor fan, part tiled, vinyl flooring, gas central heating radiator and a UPVC double glazed window to the front aspect.

### **Front Garden**

A tarmacadam driveway and small lawn with flower bed.

### **Rear Garden**

Access from the side, part paved, part lawn, enclosed and wood fence surround.



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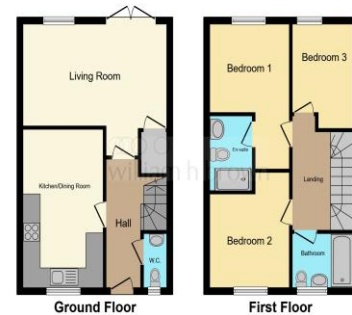
## **Manor Park Drive, PONTEFRACT**

- \*\*\*GUIDE PRICE £230,000 - £240,000\*\*\*
- Three Bedroom Semi-Detached Home
- Downstairs WC & Ensuite To Master Bedroom
- Driveway For Ample Off Street Parking
- Ideal For A Growing Family

Tenure: Freehold EPC Rating: A  
Council Tax Band: C

guide price

**£230,000 - £240,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON118948 - 0002

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