



Holme Farm Way, Pontefract WF8 3FB

Welcome to

Holme Farm Way, Pontefract

A beautifully finished five-bedroom detached home set over three floors, offering high-spec living throughout. The property features a stunning open-plan kitchen extension, a bright and spacious lounge, a downstairs W/C, and five well-proportioned bedrooms, including two with modern en-suites.



Entrance Hall

With a gas central heating radiator with cover, stairs to the first floor and wall boarding.

Wc

With a low level flush WC, wash hand basin set in a vanity unit.

Living Room

14' 2" x 11' 5" (4.32m x 3.48m)

With a window to the front and a gas central heating radiator.

Kitchen/Living Room

24' 7" x 21' 9" (7.49m x 6.63m)

A fitted kitchen consisting of wall, base and drawer units with Quartz work surfaces over, island unit with built in Belfast sink, electric ovens, grill, plate warmer, integrated microwave, built in coffee machine, integrated dishwasher, washing machine, cupboard housing the boiler, Quartz splash back, gas central heating radiator, wall panelling, 3 sky lights to the rear and UPVC sliding doors with electric operated blinds.

Bedroom Two

12' 8" x 12' 7" (3.86m x 3.84m)

With a window to the front, laminate flooring and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, gas central heating radiator and a window to the front aspect.

Bedroom Three

12' 2" x 11' 8" (3.71m x 3.56m)

With a window to the rear and a gas central heating radiator with cover.

Bedroom Four

9' 8" x 8' 5" (2.95m x 2.57m)

With a window to the front and a gas central heating radiator.

Bedroom Five

8' 9" x 8' 6" (2.67m x 2.59m)

With a window to the front, laminate flooring and a gas central heating radiator with a cover.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, tiled bath, fully tiled, extractor fan, gas central heating radiator and a window to the rear.

Landing

With a cupboard housing the hot water tank and a window to the front.

Bedroom One

17' 9" x 13' 5" (5.41m x 4.09m)

With a window to the front, 2 sky lights to the rear, walk in wardrobe, built in floor to ceiling wardrobes and loft access.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, chrome heated towel rail, shower cubicle, storage cupboard, part tiled to walls, laminate flooring and sky light to the front.

Front Garden

A double driveway leading to the attached garage, gates either side and privet edging.

Rear Garden

An enclosed rear garden, neatly laid to lawn, patio seating area and light.

Garage

14' 9" x 9' 3" (4.50m x 2.82m)

With an up and over door, electrics, lighting and electric car charger.



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Welcome to

Holme Farm Way, Pontefract

- Out Standing Five Bedroom Detached Home
- Cul-De Sac Position
- Set To Show Home Standard
- Outstanding Open Plan Dining living Kitchen
- Fantastic Location

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119560 - 0005

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