



**Castlegate Drive, Pontefract WF8 4SG**

Welcome to

## Castlegate Drive, Pontefract

\*\*\*GUIDE PRICE £340,000 - £350,000\*\*\* A four-bedroom detached home in Pontefract, featuring an entrance hall, stylish kitchen, lounge, spacious conservatory, family bathroom, driveway, garage, lawned front garden and enclosed rear garden, close to local amenities, schools and transport links.



## **Entrance Hall**

With front entrance door and a gas central heating radiator.

## **Wc**

With a low level flush WC, wash hand basin, towel radiator and a window to the side.

## **Lounge**

21' 6" x 10' 11" ( 6.55m x 3.33m )

With a window to the front, electric fire, double door to the rear and two gas central heating radiators.

## **Kitchen**

16' 10" x 12' 3" ( 5.13m x 3.73m )

A fitted kitchen consisting of wall, base and drawer units with Quartz work surfaces over, island unit also with Quartz work surfaces, integrated gas hob, two electric ovens, stainless steel sunken sink, space for fridge freezer, panel to splash back, under stairs storage, washing machine, dishwasher, extractor hood, laminate flooring, gas central heating radiator and two windows to the front.

## **Conservatory**

10' 6" x 20' 1" ( 3.20m x 6.12m )

With an engineered oak flooring, UPVC and brick construction, solid roof and two gas central heating radiators.

## **Bedroom One**

12' 6" x 11' 2" ( 3.81m x 3.40m )

With a window to the front, fitted wardrobes, over stairs storage and a gas central heating radiator.

## **Bedroom Two**

12' 7" x 9' 2" ( 3.84m x 2.79m )

With a window to the side, fitted wardrobes and a gas central heating radiator.

## **Bedroom Three**

8' 8" x 7' 10" ( 2.64m x 2.39m )

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

## **Bedroom Four**

8' 8" x 6' 2" ( 2.64m x 1.88m )

With a window to the side, access to the loft and a gas central heating radiator.

## **Bathroom**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower, bath, extractor fan, part tiled, spot lights to the ceiling, vinyl tiles and a window to the rear.

## **Front Garden**

Lawn, paved path and driveway and garage.

## **Rear Garden**

Lawned garden, paving, shrubs, wooden shed and timber fence surround.

## **Garage**

Brick built with an up and over door.



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## Castlegate Drive, Pontefract

- \*\*\*GUIDE PRICE £340,000 - £350,000\*\*\*
- Four Bedroom Detached House
- Large Modern Kitchen
- Spacious Conservatory
- Driveway And Garage

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

guide price

**£340,000 - £350,000**



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Property Ref:  
PON118892 - 0002

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