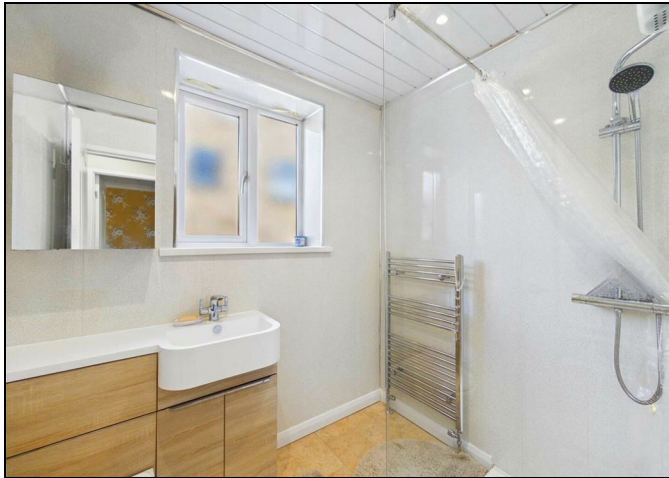


...Your proactive estate agent



Dulverton Way, Pontefract, WF8 2QA
Offers In Excess Of £200,000





Lead In

Situated in the ever-popular area, this beautifully presented two-bedroom semi-detached home offers modern living throughout and is ideal for a range of buyers, including first-time purchasers, downsizers, or investors alike.

The property is offered to the market with no onward chain, ensuring a smooth and straightforward purchase. Internally, the home is finished to a contemporary standard, boasting a bright and welcoming layout with well-proportioned rooms. There are two generous double bedrooms, providing comfortable and versatile living space.

Externally, the property truly stands out with its well-maintained front and rear gardens—perfect for relaxing or entertaining. In addition, there is the added benefit of a private driveway and a garage, offering ample off-street parking and storage.

The location is highly sought after, with convenient access to local shops and amenities, excellent motorway links for commuters, and Pontefract Monkhill railway station just a short distance away, providing further connectivity.

This is a fantastic opportunity to acquire a modern home in a desirable location, and early viewing is highly recommended to fully appreciate what is on offer.

Kitchen

2.40 x 4.23 (7'10" x 13'11")

Modern range of high and low level kitchen base units with integrated appliances including oven, microwave, fridge/freezer and hob with extractor hood over. Sink with drainer and chrome mixer tap over. Tiled effect flooring. Central heated towel rail. UPVC double glazed window to the side elevation.



Living Room

3.15 x 5.06 (10'4" x 16'7")

Access to the hallway. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



Hallway

0.84 x 1.11 (2'9" x 3'8")

Access to both bedrooms, shower room and living room. Carpeted throughout.

Bedroom One

2.78 x 4.02 (9'1" x 13'2")

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.



Bedroom Two

2.72 x 2.80 (8'11" x 9'2")

UPVC double glazed French door leading to the rear garden. Carpeted throughout. Central heated radiator.



Shower Room

1.76 x 1.99 (5'9" x 6'6")

White suite comprising of shower cubicle with mains feed

shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the side aspect.

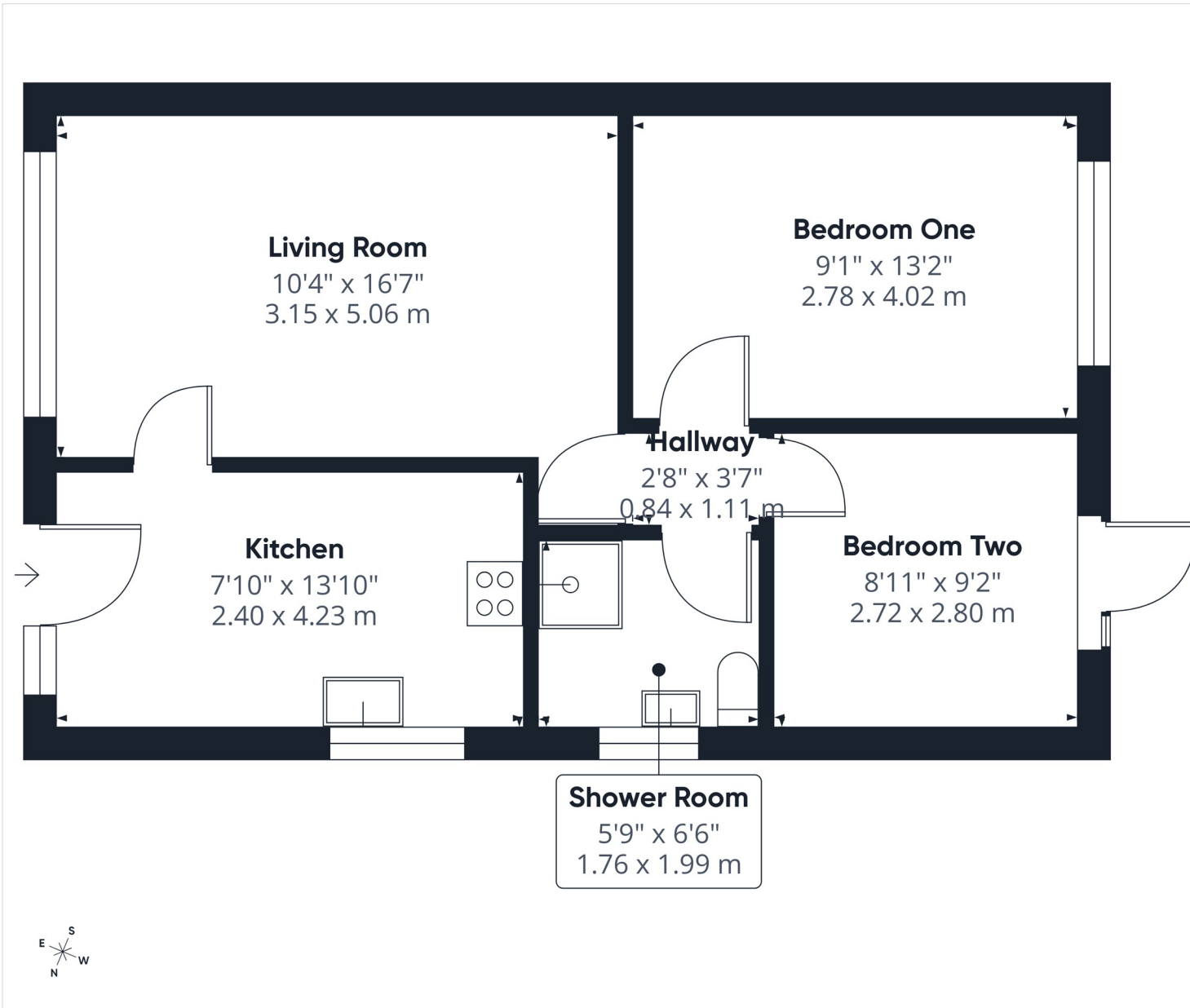


External

The property is approached via a low-maintenance frontage featuring a paved driveway providing off-street parking and leading to a detached garage. A combination of stone-built exterior and well-kept boundary fencing gives the home an attractive kerb appeal. The driveway extends down the side of the property, leading to the garage, offering convenient access to the rear garden.

To the rear, the property benefits from a fully enclosed, private garden designed for ease of maintenance. A generous paved patio area sits directly outside the property, ideal for outdoor seating and entertaining, while the remainder is laid with artificial lawn for year-round usability. The garden is bordered by fencing and mature features, creating a pleasant and secure outdoor space.





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