

...Your proactive estate agent



**Holme Farm Way, Pontefract, WF8 3FB**

**£300,000**





## Entrance Hall

Enter through door to front aspect with double glazed opaque window panel. Wood effect flooring throughout and gas central heated radiator. Stairs leading to first floor landing and useful understairs storage cupboard. Doors leading into other rooms.

## Downstairs WC

Two piece suite comprising of a low level W/C. Pedestal handwash basin with chrome mixer tap and tiled splashback. Tiled flooring and gas central heated radiator. UPVC double glazed opaque window to rear aspect.

## Kitchen/Dining Room

Matching high and low level storage units with laminate roll edged wood effect work surfaces and matching splashbacks. Inset stainless steel one and a half sink with draining board and chrome mixer tap. Integrated four ring gas hob with extractor fan hood and oven/grill beneath. Integrated dishwasher and full size fridge freezer. Tiled flooring, gas central heated radiator and recess spotlights. UPVC double glazed windows to front and side aspect.

## Lounge

Gas central heated radiators. Feature electric fireplace with an Adams style surround and a marble back and hearth. UPVC double glazed window to front aspect and UPVC double glazed French doors leading to side garden.

## First Floor Landing

Gas central heated radiator and UPVC double glazed window to rear aspect. Doors leading into other rooms, airing cupboard and loft access.

## Bedroom One

Gas central heated radiator. UPVC double glazed windows to front and side aspects. Built in wardrobes with sliding doors. Door through to En-Suite.

## En-Suite

Three piece suite comprising of a low level W/C. Pedestal handwash basin with chrome mixer tap and a walk in mains fed thermostatic controlled shower. Tiled flooring and walls. Gas central heated radiator and recess spotlights. UPVC double glazed opaque window to front aspect.

## Bedroom Two

Gas central heated radiator. UPVC double glazed windows to front and side aspects.

## Bedroom Three

Gas central heated radiator. UPVC double glazed windows to side aspect.

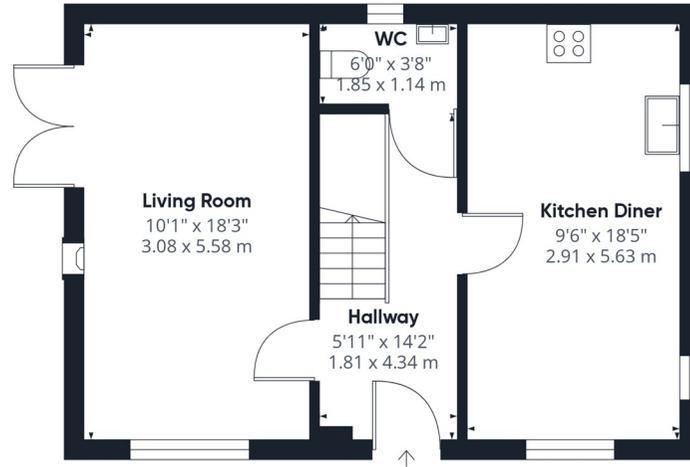
## Main Bathroom

Three piece suite comprising of a low level W/C. Pedestal handwash basin with chrome mixer tap. Panelled bath with chrome mixer tap. Tiled flooring and walls to splash prone areas. Gas central heated radiator and recess spotlights. UPVC double glazed opaque window to front aspect.

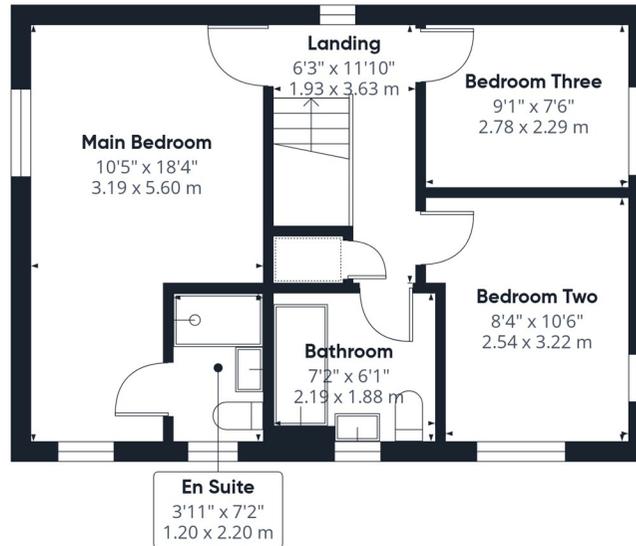
## Exterior

Front of the property has a stone walkway leading to front door with a covered porch. Garden area, which is mainly laid to lawn, stretching round to the side of property. Decorative pebbles to borders. Side garden has a stone patio area leading to a garden laid with artificial lawn and a raised decking area with a timber pergola. Brick walling and timber fencing to boundaries. Garden accessed via a timber side gate. Off set driveway providing multiple off street vehicle parking leading to a detached garage with an up and over door.





Floor 0



Floor 1



Approximate total area<sup>m</sup>  
915 ft<sup>2</sup>  
85 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

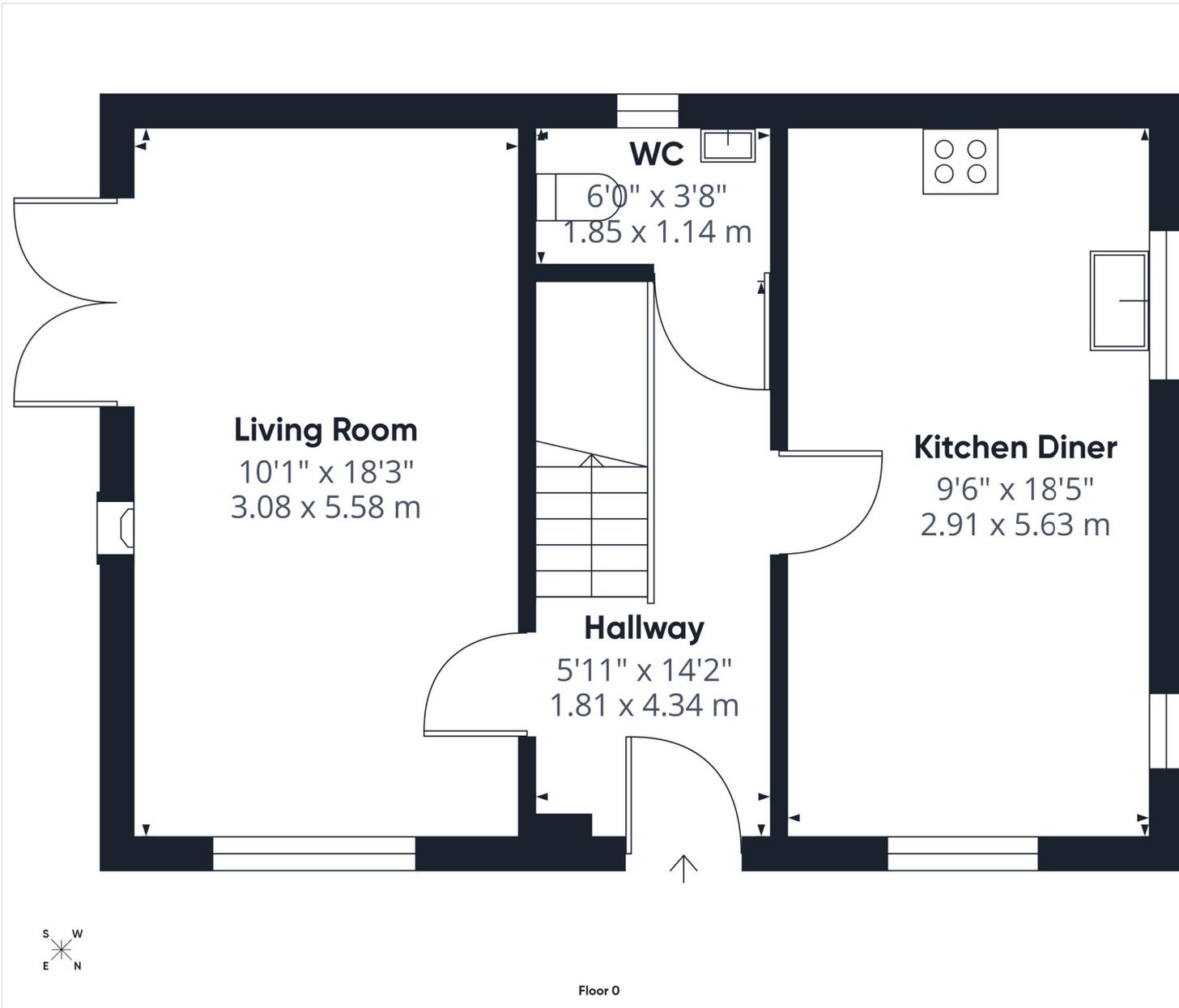
T 01977 791133

W [www.parkrow.co.uk](http://www.parkrow.co.uk)

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

[pontefract@parkrow.co.uk](mailto:pontefract@parkrow.co.uk)





Approximate total area<sup>(1)</sup>  
479 ft<sup>2</sup>  
44.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

T 01977 791133

W [www.parkrow.co.uk](http://www.parkrow.co.uk)

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

[pontefract@parkrow.co.uk](mailto:pontefract@parkrow.co.uk)

