

... Your proactive estate agent



**The Chestnuts, Pontefract, WF8 2QH**  
**Guide Price £330,000**





## Hallway

**3.50 x 0.88 (11'6" x 2'11")**

With a side entrance door, access into the second bedroom, the family bathroom and the living areas. Gas central heated radiator.

## Living Room

**5.26 x 3.15 (17'3" x 10'4")**

UPVC double glazed window to the front elevation. A built-in media wall with feature lighting and shelves, spotlights to the ceiling gas central heated radiator. Spotlights to the ceiling.

## Kitchen Diner

**5.47 x 6.27 (17'11" x 20'7")**

With an island incorporating a gas hob and extractor fan above creating a central feature of this room. A modern range of wall and base kitchen units with integral appliances including dishwasher and washing machine there is a space for a double fridge freezer. UPVC double glazed window to the rear and side elevations along with patio doors which open into the dining area and garden. Gas central heated radiator. Access to the rear hallway.

## Bedroom One

**3.51 x 3.82 (11'6" x 12'6")**

UPVC double glazed window to the side elevation fitted wardrobes, gas central heated radiator.

## Bedroom Two

**3.31 x 2.66 (10'10" x 8'9")**

UPVC double glazed window to the front elevation and a gas central heated radiator.

## Hallway

**2.66 x 2.39 (8'9" x 7'10")**

Giving access to the WC and master bedroom along with

kitchen. Central heated radiator fitted wardrobes for storage and loft access.

## WC

**1.15 x 1.90 (3'9" x 6'3")**

Low level flush wc, hand wash basin with a mixer tap, gas central heated radiator.

## Bathroom

**2.18 x 1.68 (7'2" x 5'6")**

White suite comprising of a panel bath with chrome taps over and mains feed shower above. Wash hand basin with chrome mixer tap. WC with low level flush. Tiled walls, tiled effect flooring. Gas central heated radiator. Extractor fan. UPVC double glazed frosted window to the front elevation.

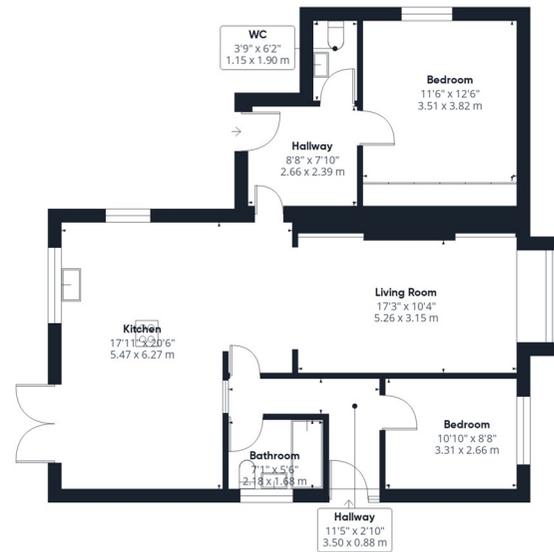
## Bar

**3.28 x 5.39 (10'9" x 17'8")**

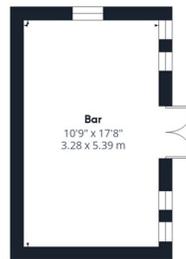
Bespoke built timber framed with double opening doors. Fully equipped bar with lighting and electric. The garden is equipped with feature lighting throughout.

## Garden

Occupying a large corner position this garden is truly immaculately presented and offers a variation of landscapes. The side of the property is mainly laid to lawn with borders for plants and shrubs and tree lined for privacy. There are patio areas and stone pavements. The rear garden has been laid with timber decking and artificial land which leads out to the bar entertaining area.



Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
 1147 ft<sup>2</sup>  
 106.4 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.

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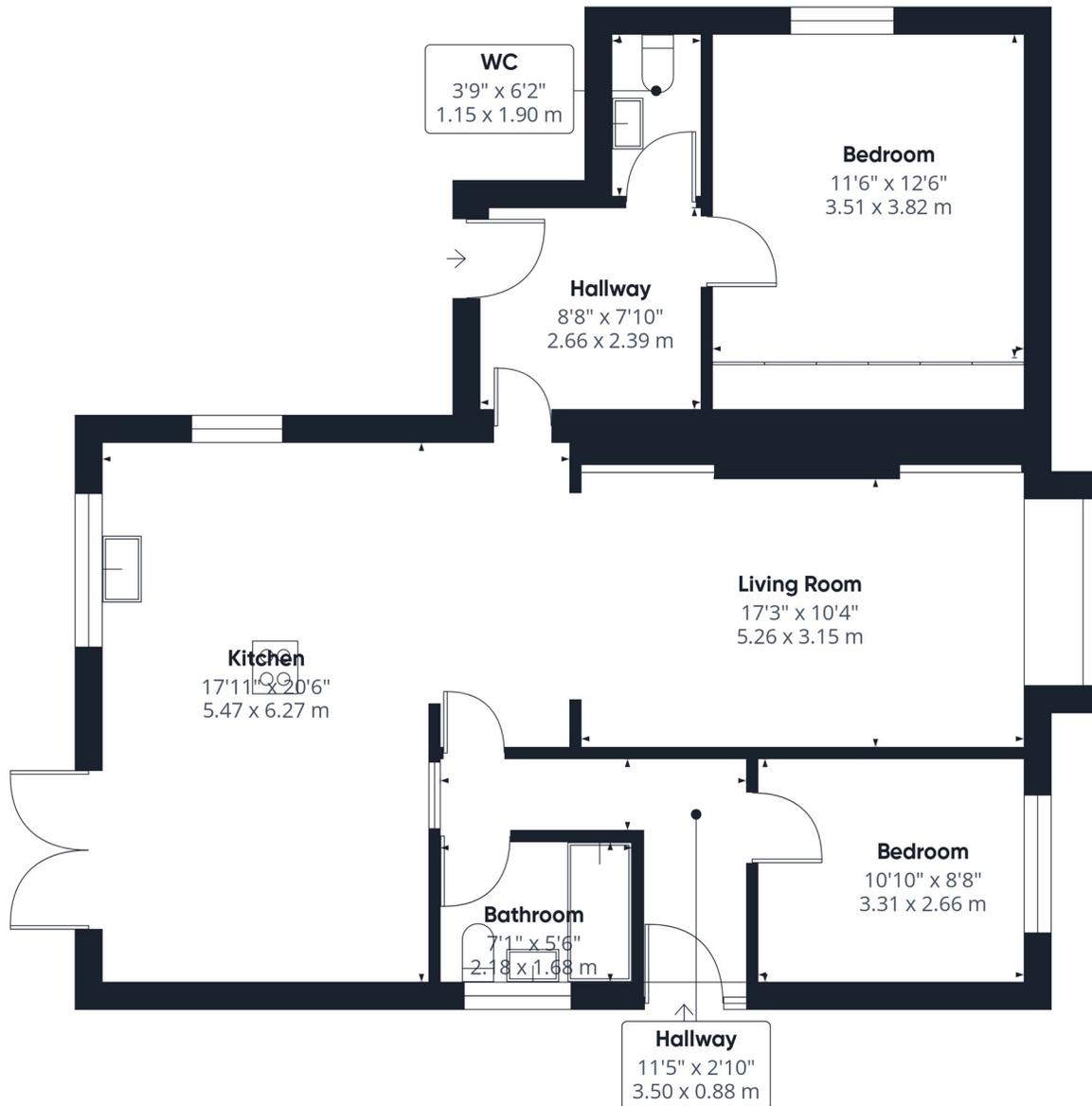
T 01977 791133

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)





Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
956 ft<sup>2</sup>  
88.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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