



Baghill Lane, Pontefract WF8 2HA

welcome to

Baghill Lane, Pontefract

Three-bedroom traditional semi-detached home, features high ceilings, stained-glass details and plenty of character. It offers a lounge, dining room, fitted kitchen and a family bathroom. Outside, there's a resin driveway, large rear garden and detached garage.



Entrance Hall

With front entrance door, focal stained glass window, window to the side and under stairs storage cupboard.

Lounge

13' 3" x 12' 2" (4.04m x 3.71m)

With UPVC double glazed French doors to the rear with side glass panels, focal cast iron fire place with marble hearth, ceiling rose, wall lights and a gas central heating radiator.

Dining Room

12' 5" x 15' 9" (3.78m x 4.80m)

With a UPVC double glazed bay window to the front, solid pine fire place with inset marble and matching hearth, wall lights, coving, picture rail, ceiling rose and a gas central heating radiator.

Kitchen

12' 4" x 8' 10" (3.76m x 2.69m)

A fitted kitchen consisting of wall, base and drawer units with Granite work surfaces over, Belfast sink, space for range master, extractor fan, space for free standing fridge freezer, tiled flooring, integrated washing machine, stable side door, tiled splash back, spot lights, coving and a bay window to the rear.

Landing

With a stained glass window to the side, picture rail, ceiling rose, storage cupboards, gas central heating radiator and loft hatch.

Bedroom One

14' 9" x 13' 1" (4.50m x 3.99m)

With a bay window to the front, picture rail, coving and a gas central heating radiator.

Bedroom Two

13' 3" x 12' 2" (4.04m x 3.71m)

With a window to the rear, picture rail, coving and a gas central heating radiator.

Bedroom Three

8' 3" x 6' 9" (2.51m x 2.06m)

With a window to the front, picture rail, coving and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a pine vanity unit, panelled corner bath with shower taps, shower cubicle, fully tiled walls and flooring and a window to the rear.

Front Garden

With a small lawn and resin driveway.

Rear Garden

Very large mature garden, detached garage, shed and green house.



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welcome to

Baghill Lane, Pontefract

- Three bedroom traditional Semi-Detached Home
- Two Reception Rooms
- Large Private Mature Garden
- Lots Of Character
- Great Location

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119697 - 0002

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