



3 Bed  
House - Semi-  
Detached  
located in  
Pontefract  
£175,000



Mill Lane  
Pontefract  
WF8 2LS

#### Lead In

This extremely well-presented three-bedroom semi-detached home is ideal for a range of buyers and offers an excellent opportunity for first-time purchasers. Finished to a high standard throughout, the property has a real “wow factor” from the moment you step inside.

Externally, the home benefits from a spacious block-paved driveway to the front, providing ample off-street parking. To the rear, the property boasts a beautifully maintained, tranquil garden in a sunny position, featuring decking areas and a variety of mature plants and shrubs—perfect for relaxing or entertaining.

Internally, the property offers three well-proportioned bedrooms, a modern family bathroom, and well-designed living space throughout.

The location is highly convenient, with excellent commuter links nearby including bus routes and a train station within walking distance. A short drive provides easy access to motorway networks and Pontefract town centre. The area is also well regarded for its excellent local schools.

Offered with no onward chain, this home is ready for its next owner to move straight in and enjoy.

#### Hallway

3'2" x 2'9"

Access to the living room and stairs leading to the first floor. Carpeted throughout. Central heated radiator.

#### Living Room

11'6" x 11'4"

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

#### Kitchen

8'10" x 9'3"

Range of high and low level kitchen base units with integrated appliances including oven, electric hob and extract hood over. Option to reconnect plumbing for washing machine. One and half bowl sink with drainer and chrome mixer tap. Space for fridge freezer. Access to the house bathroom. Wood effect flooring. Central heated radiator. UPVC double glazed French doors leading to the rear garden.

#### Bathroom

5'5" x 6'6"

White suite comprising of panel bath with chrome taps and mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

#### Landing

6' x 2'7"

Access to all three bedrooms. Carpeted throughout. Central heated radiator. UPVC double glaze frosted window to the side aspect.





#### Bedroom One

11'5" x 11'4"

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

#### Bedroom Two

8'3" x 10'6"

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

#### Bedroom Three

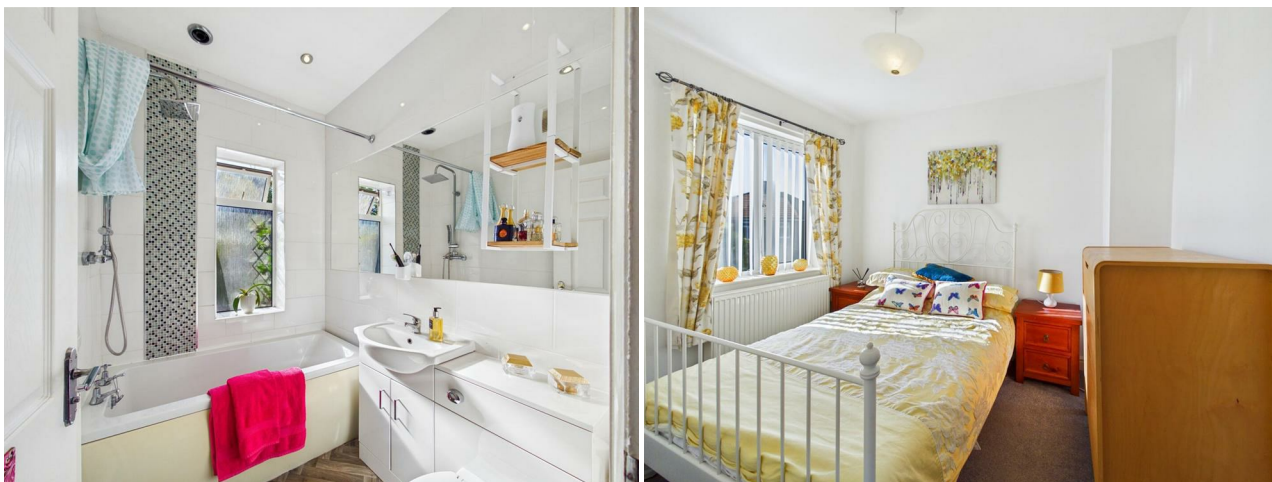
5'12" x 7'9"

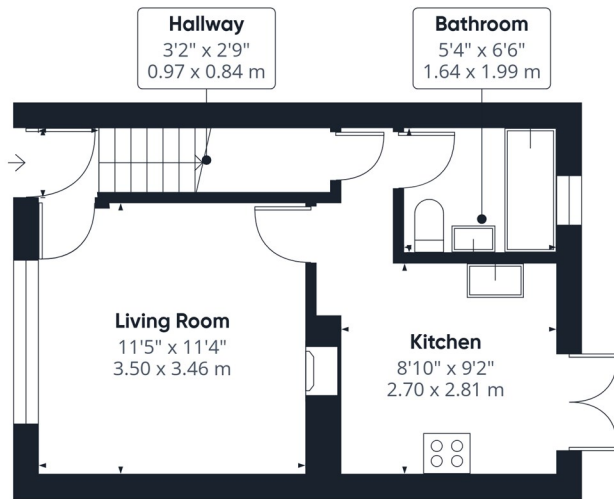
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

#### Externally

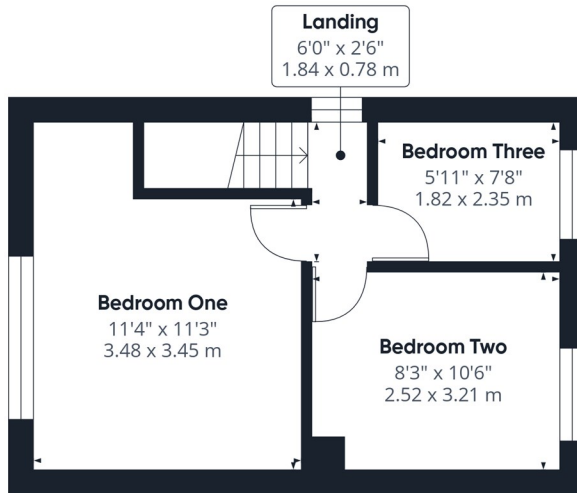
Set back from the road behind a generous block-paved driveway providing ample off-road parking, this attractive semi-detached home enjoys a smart kerb appeal with a traditional brick façade and well-maintained frontage. Gated side access leads to the rear garden, while the driveway offers practical parking for multiple vehicles.

To the rear, the property benefits from a beautifully presented and private enclosed garden, thoughtfully landscaped to create an ideal space for outdoor entertaining and family enjoyment. A contemporary decked seating area sits directly off the house, perfect for outdoor dining, leading onto a well-kept lawn surrounded by established planting, mature trees and decorative borders. The garden also enjoys fenced boundaries for privacy and a peaceful setting.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
609 ft<sup>2</sup>  
56.7 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

CONTACT

30 Newgate  
Pontefract  
West Yorkshire  
WF8 1DB

E: [info@logicrealestate.co.uk](mailto:info@logicrealestate.co.uk)  
T: 01977 700595

