



Stubbs Close
Pontefract
WF8 4TE

£425,000



LOGIC
REAL ESTATE

4 Bed
House - Detached



Lead In

Positioned on Princes Drive, one of Pontefract's most desirable addresses, this detached property is offered in immaculate condition and is ready to move straight into. Dating from 2018 and running to 1,412 square feet, the layout has been carefully considered to suit family life at every stage.

The ground floor gives you a well-proportioned reception room as well as a large open plan kitchen diner, so there is room to spread out, host, or keep things separate when you need to. A crisp, contemporary finish carries through the whole house. Head upstairs and there are four double bedrooms, all comfortable, restful, and generously sized.

At the centre of it all is a fully fitted kitchen, complete with integrated fridge freezer, oven, eight-way induction hob, and integrated dishwasher. Bathrooms are handled by two full suites plus a downstairs WC, and all three have been tiled floor to ceiling for a sharp, easy-care finish.

The rear garden is a genuine highlight. It has been landscaped and finished with a full width extended patio, giving you space for larger get-togethers, summer barbecues, and outdoor furniture, or just a quiet corner to sit out in the sun. To the front, a double drive provides ample parking for the family and any visitors.

The house is also extensively set up for modern living. CAT6 cabling runs throughout, tied into a full smart home system, with modern TV wall points in both front bedrooms, the kitchen, and the living room. A complete exterior CCTV and alarm setup feeds into the same system and can even be viewed on the TVs, and tablets in the kitchen and hallway give you dashboard control over lighting, blinds, and plenty more besides. Air-conditioning covers both the main bedroom and the rear office, with the outdoor units kept discreetly out of sight to the rear side.

There is more in the integrated garage, which houses a modern electric roller shutter door and an extended utility area plumbed for a washer, dryer, and sink. Smaller details lift the whole place too, including upgraded chrome sockets and switchgear throughout.

Clean, well appointed, and genuinely turn-key, this is a home that pulls together style, comfort, and practicality in a location plenty of people want but few get the chance at.

Entrance Hall

4'12" x

Access to the living room, WC, kitchen diner and the stairs leading to the first floor. Tiled effect flooring. Central heated radiator.

Living Room

11'12" x 17'3"

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

WC

5'11" x 2'12"

WC with low level flush. Wash hand basin with chrome mixer tap. Full height wall tiling. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the side aspect.



Kitchen Diner

17'5" x 11'10"

A modern range of high and low level kitchen units with wood effect work surfaces, integrated appliances including oven, eight way induction hob, extractor hood, fridge freezer and dishwasher. One and half bowl sink with drainer and chrome mixer tap. UPVC double glazed French doors leading to the rear garden. Access to the utility room and the garage. Spotlights to the ceiling. Tiled effect flooring. Central heated radiator. UPVC double glazed windows to the rear elevation.

Utility Room

9'7" x 4'1"

Modern kitchen units with the option to reconnect plumbing for washing machine. Access to the garage. UPVC double glazed door giving access to the rear garden. Spotlights to the ceiling. Tiled effect flooring. Central heated radiator.

Garage

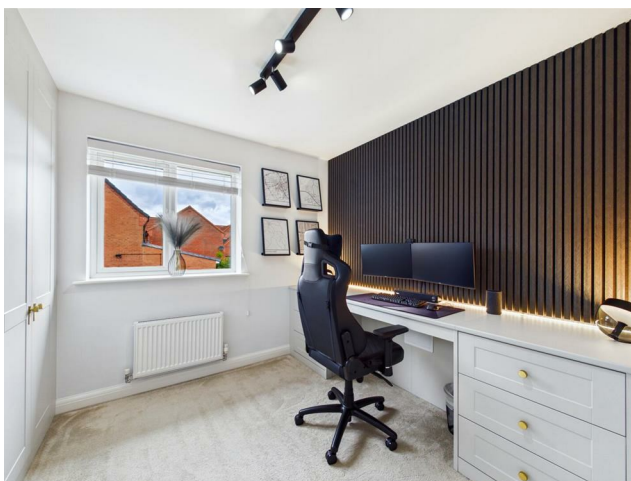
9'10" x 20'3"

Electric roller garage door. Currently housing the boiler. Sink with drainer and chrome tap. Option to reconnect plumbing for a washing machine.

Landing

13'2" x 7'5"

Access to all four bedrooms, house bathroom and loft. Carpeted throughout. Central heated radiator.



Bedroom One

11'10" x 10'3"

Access to en suite. Built in wardrobes. AC unit. Spotlights to the ceiling. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

En Suite

5' x 8'2"

White suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Full height wall tiling. Extractor fan. Spotlights to the ceiling. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the side aspect.

Bedroom Two

8'3" x 12'7"

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

Bedroom Three

9'11" x 11'12"

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

Bedroom Four

10'2" x 10'2"

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

Bathroom

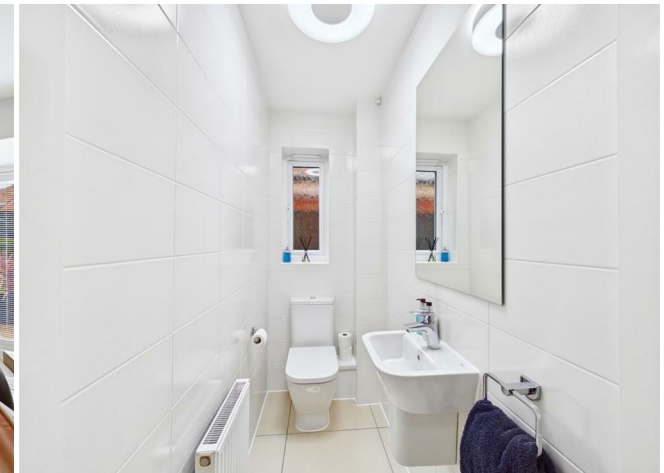
6'9" x 8'9"

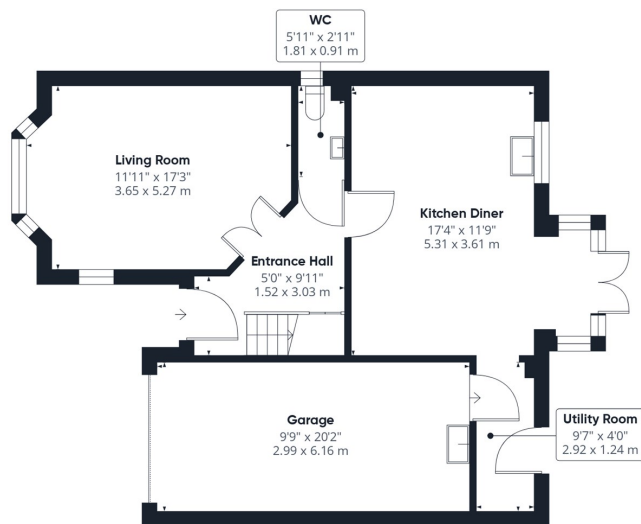
White suite comprising of panel bath with chrome mixer tap and shower attachment. WC with low level flush. Wash hand basin with chrome mixer tap. Shower cubicle with mains feed shower. Full height wall tiling. Extractor fan. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

External

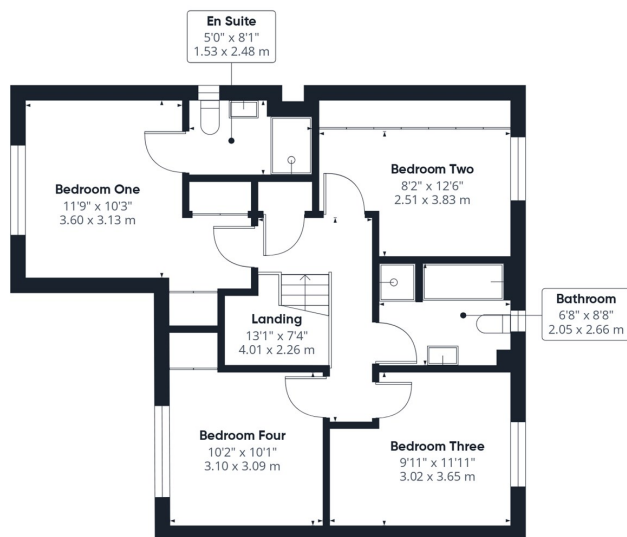
An impressive and beautifully presented four-bedroom detached family home enjoying excellent kerb appeal. The property features an attractive brick-built façade with a characterful bay window, complemented by a smart block-paved driveway providing generous off-road parking and access to the integral garage. A neatly landscaped frontage completes the contemporary, low-maintenance approach.

To the rear is a superb, generously proportioned and beautifully landscaped garden, ideally suited to both family life and outdoor entertaining. A substantial paved patio spans the rear of the property, providing ample space for dining and seating, while the well-maintained lawn is bordered by established shrubs and attractive planting. Enclosed by timber fencing for a good degree of privacy, the garden provides an excellent extension of the home's living and entertaining space.





Floor 0



Floor 1



Approximate total area^m

1412 ft²
130.9 m²

(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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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