

...Your proactive estate agent



**Pear Tree Close, Pontefract, WF8 4RL**  
**Offers Over £240,000**



This delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

To the ground floor, there is a lounge/diner and kitchen. To the first floor there are three bedrooms and the house bathroom.

Externally, the property is approached via a paved pathway and gravelled driveway providing a low-maintenance frontage. To the side of the driveway, there is a lawned area with established shrubs, adding a touch of greenery, while boundary walls and fencing provide definition and privacy. Timber gates open to a wide pathway running down the side of the property leading to a single detached garage. To the rear, the property benefits from a generously sized garden, predominantly laid to lawn, offering excellent space for outdoor enjoyment or future landscaping. The garden is enclosed by timber fencing, providing privacy and a safe environment for children or pets. The outdoor space offers a blank canvas, ideal for creating a patio, entertaining area, or garden retreat.

Situated in a friendly cul de sac, this property benefits from local amenities and excellent transport links, making it an ideal choice for commuters and families alike. The surrounding area boasts parks and recreational spaces, perfect for outdoor activities and leisurely strolls.



### **Hallway**

**1.79 x 3.45 (5'10" x 11'4")**

Wood effect flooring. Central heated radiator. Access to the living room and kitchen.

### **Living Room Diner**

**3.70 x 6.70 (12'2" x 21'12")**

Carpeted throughout. Central heated radiator. Dual aspect UPVC double glazed window to the front and rear.

### **Kitchen**

**2.62 x 3.07 (8'7" x 10'1")**

Range of high and low level kitchen units with laminate work tops. Integrated oven with five ring hob and stainless steel extractor hood over. One and a half bowl chrome sink with drainer and chrome mixer tap over. Access to pantry cupboard. UPVC side door access to the rear garden. Wood effect flooring. UPVC double glazed window to the rear exterior.

### **Landing**

**1.71 x 2.60 (5'7" x 8'6")**

Carpeted throughout. UPVC double glazed window to the side elevation.

### **Main Bedroom**

**3.09 x 3.69 (10'2" x 12'1")**

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

### **Bedroom Two**

**3.05 x 2.93 (10' x 9'7")**

Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

### **Bedroom Three**

**2.48 x 2.29 (8'2" x 7'6")**

Wood effect flooring. Central heated radiator. UPVC double glazed window to the front exterior.

### **Bathroom**

**2.51 x 1.67 (8'3" x 5'6")**

White suite comprising of panel bath with chrome mixer tap over and mains feed shower with half shower screen. Wash hand basin with chrome mixer tap. WC with low level flush. Complimentary tiles to the wall. Chrome central heated towel rail. Dual aspect UPVC frosted double glazed window to the side and front elevation.



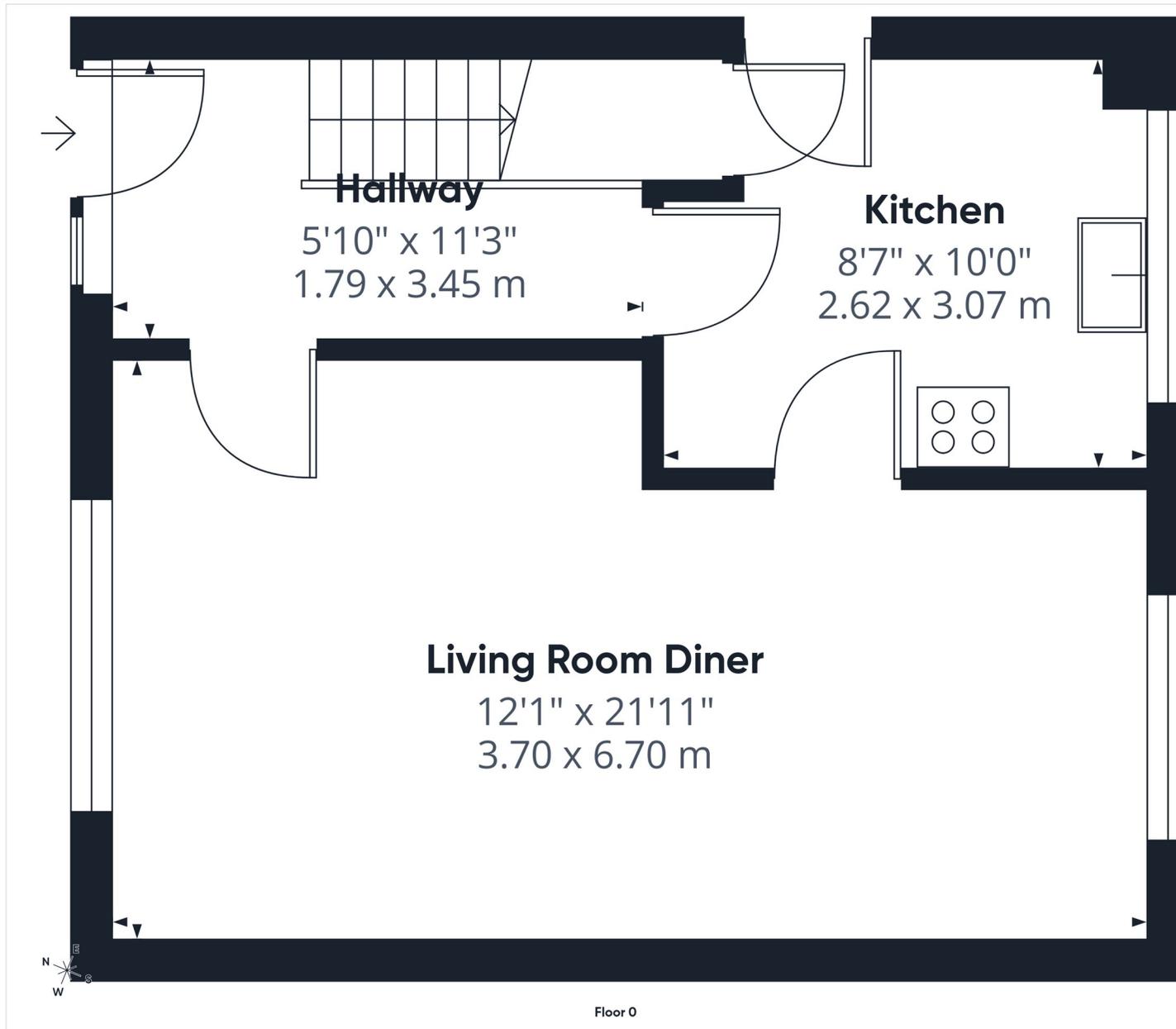
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Approximate total area<sup>(1)</sup>  
397 ft<sup>2</sup>  
36.9 m<sup>2</sup>

(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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