

...Your proactive estate agent



Pear Tree Close, Pontefract, WF8 4RL
£250,000

Park Row

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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 widow to the side and front elevation.



Approximate total area⁽¹⁾

365 ft²

34 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

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Present	Current	Present
Very energy efficient - lower running costs Band A	85	Very environmentally friendly - lower CO ₂ emissions Band A	85
Band B	71	Band B	71
Band C	66	Band C	66
Band D	61	Band D	61
Band E	56	Band E	56
Band F	51	Band F	51
Band G	46	Band G	46
All energy efficient - higher running costs		All environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2009/125/EC	England & Wales	EU Directive 2009/125/EC

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