



Churchbalk Lane, Pontefract WF8 2QW

welcome to

Churchbalk Lane, Pontefract

A well located three bedroom semi detached home in a sought after area, featuring a front entrance hallway, spacious living room and dining kitchen. The first floor offers three bedrooms and a house bathroom. Outside, the property benefits from an extensive lawned rear garden and a large driveway.



Entrance Hall

With a UPVC front entrance door, laminate flooring and a gas central heating radiator.

Lounge

13' 2" x 15' 3" (4.01m x 4.65m)

With a UPVC double glazed window to the front aspect, wall mounted electric fire, engineered oak flooring and a gas central heating radiator.

Dining Kitchen

18' 8" x 7' 10" (5.69m x 2.39m)

A fitted kitchen consisting of wall, base and drawer units with solid wood work surfaces over, sink and drainer, gas hob, electric oven, extractor fan, integrated fridge freezer, glass splash back, sheltered pantry, vinyl floor covering, wall mounted boiler, composite doors to the side and a UPVC double glazed window to the rear aspect.

Landing

With a window to the side and access to the partly boarded loft.

Bedroom One

13' 2" x 11' 10" (4.01m x 3.61m)

With a window to the front, polished floor boards and a gas central heating radiator.

Bedroom Two

11' 9" x 8' 2" (3.58m x 2.49m)

With a window to the rear, polished floor boards and a gas central heating radiator.

Bedroom Three

6' 9" x 7' 8" (2.06m x 2.34m)

With a window to the front and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower attached, fully tiled, spot lights to the ceiling, gas central heating radiator and a window to the rear.

Front Garden

Accessed through double gate leading to a good size driveway, a further path leads down the side on to the rear garden.

Rear Garden

A large rear garden neatly laid to lawn, pebbled seating area, timber fencing surround and a garden shed with electric.



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Churchbalk Lane, Pontefract

- ***GUIDE PRICE £190,000-£200,000***
- Well presented three bedroom semi detached home
- Front entrance hallway, living room and dining kitchen
- First floor offers three bedrooms and a house bathroom
- Extensive lawned rear garden providing excellent outdoor space

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

guide price

£190.000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118619 - 0005

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