

DJ

VIEWING BROCHURE

60 ILBERTS WAY

PONTEFRACT | WF8 4SQ

£260,000

3 BEDROOMS

BATHROOM + WC

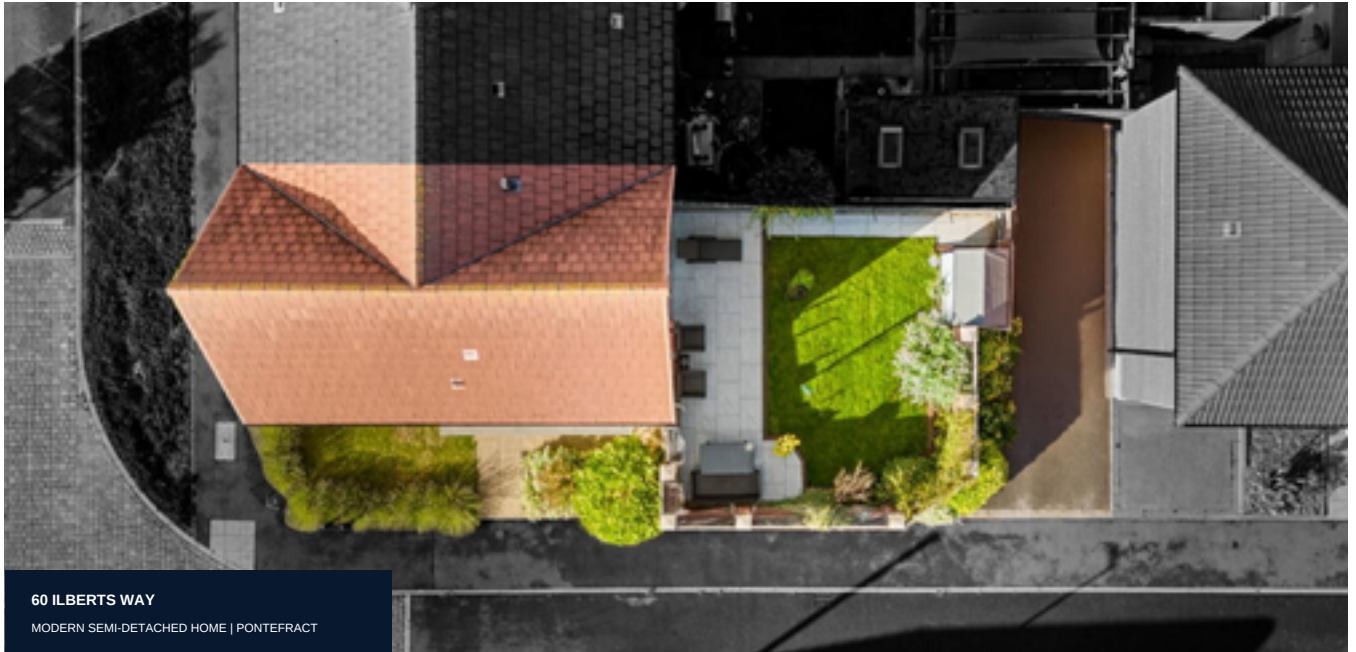
APPROX. 785 SQ. FT.

FREEHOLD

Your Local Agent, Every Step of the Way

DONNA JOHNSTON | QUOTE DJ475 WHEN CALLING

Stylish, modern and beautifully light-filled



60 ILBERTS WAY

MODERN SEMI-DETACHED HOME | PONTEFRACT

This beautifully presented three-bedroom home offers approximately 785 sq. ft. of thoughtfully arranged accommodation across two floors. Stylish, modern and ready to move into, it combines a sleek dining kitchen, a light-filled lounge with bi-folding doors, valuable utility and storage space, three well-proportioned bedrooms and a contemporary family bathroom.

- Approximately 785 sq. ft. across two floors
- Sleek dining kitchen with integrated appliances
- Bi-folding doors connecting lounge and garden
- Ground-floor WC and separate utility/store
- Three well-proportioned bedrooms
- Principal bedroom with built-in wardrobes
- Modern family bathroom with rainfall shower
- Private driveway and enclosed rear garden

A welcoming home designed for modern everyday life

LIGHT-FILLED | PRACTICAL | BEAUTIFULLY PRESENTED

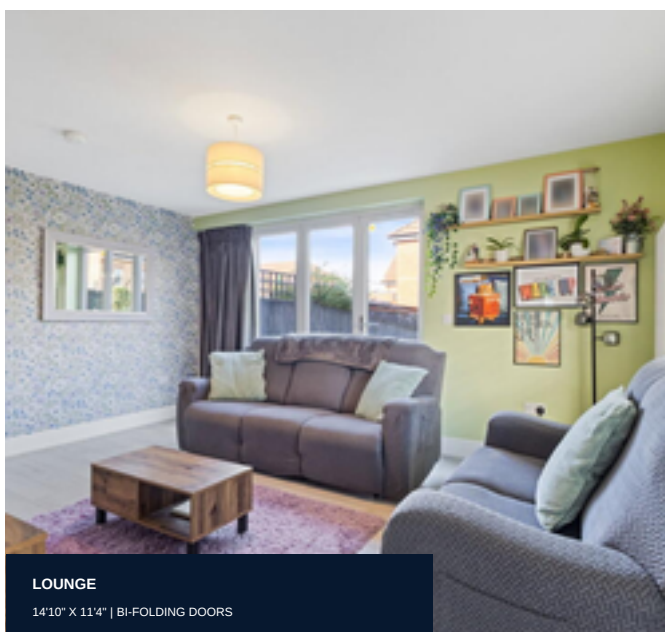
THE HEART OF THE HOME

Kitchen, dining and living spaces to enjoy



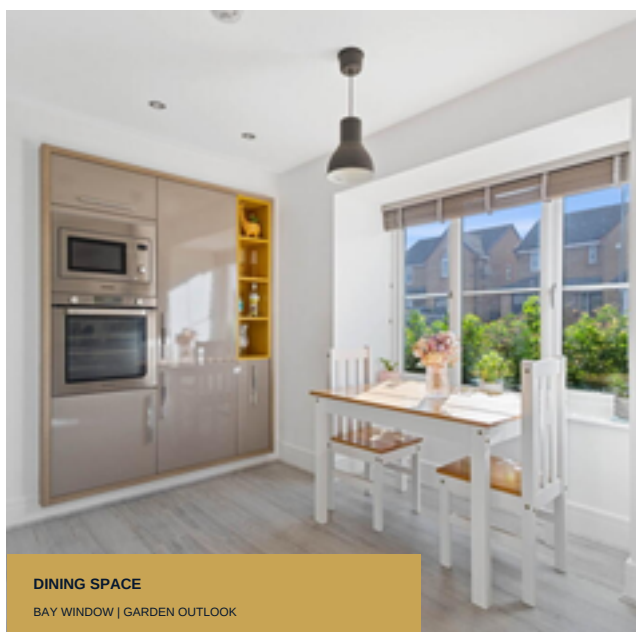
DINING KITCHEN

12'8" X 10'4" | INTEGRATED APPLIANCES



LOUNGE

14'10" X 11'4" | BI-FOLDING DOORS



DINING SPACE

BAY WINDOW | GARDEN OUTLOOK

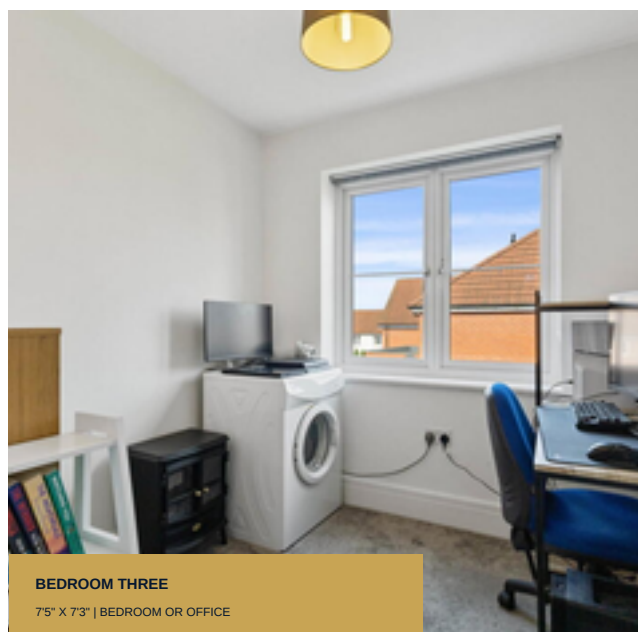
Three bedrooms with versatile space



PRINCIPAL BEDROOM
12'11" X 9'2" | BUILT-IN WARDROBES



BEDROOM TWO
11'3" X 7'2" | DOUBLE BEDROOM



BEDROOM THREE
7'5" X 7'3" | BEDROOM OR OFFICE

Practical details and an inviting garden



ENCLOSED REAR GARDEN

LAWN | INDIAN STONE PATIO | SHED



ENTRANCE HALL

BRIGHT, MODERN AND WELCOMING



FAMILY BATHROOM

RAINFALL SHOWER | FLOATING BASIN

Room measurements and essential information

Modern, welcoming and ready to move into

ASKING PRICE	£260,000
TENURE	Freehold
COUNCIL TAX	Band B
SIZE	Approx. 785 sq. ft. / 72.9 sq. m.
PARKING	Private driveway for two vehicles
OUTSIDE	Fully enclosed rear garden

ROOM MEASUREMENTS

Dining Kitchen	12'8" x 10'4"	Bedroom One	12'11" x 9'2"
Ground-Floor WC	5'4" x 5'0"	Bedroom Two	11'3" x 7'2"
Utility / Store	Not measured	Bedroom Three	7'5" x 7'3"
Lounge	14'10" x 11'4"	Family Bathroom	6'11" x 5'6"

IMPORTANT VIEWING NOTE

The property is offered subject to contract. Measurements and floor areas are approximate and intended as a guide only. Buyers should verify information important to their decision through their solicitor, surveyor or relevant professional. Services, systems and appliances have not been tested unless expressly stated.

Arrange your viewing with Donna Johnston

QUOTE DJ475 WHEN CALLING