

... Your proactive estate agent



**Halfpenny Lane, Pontefract, WF8 4AY**  
**Offers In Excess Of £210,000**





## Front Exterior

The front exterior presents a classic brick-built terrace with a bay window and a traditional door. The front garden is planted with greenery and includes a path leading to the entrance door, creating an inviting appearance.



## Living Room

**3.72 x 3.69 m (12'2" x 12'1")**

This welcoming living room features a bay window that allows natural light to fill the space, creating a bright and airy atmosphere. The room includes a fireplace with a mantelpiece, adding a cosy focal point. Decorated in neutral tones and complemented by carpeted flooring, it offers a comfortable setting for relaxation.



## Kitchen

**4.82 x 3.70 m (15'9" x 12'1")**

The kitchen is spacious and well equipped with a range of wall and base units finished in white with wood-effect worktops. It features an integrated oven with a ceramic hob and a stainless steel extractor fan. There is space for a tall fridge freezer and the flooring is a wood effect laminate. A window above the sink provides natural light, while a door leads out to the rear garden area.



## WC

**2.09 x 0.93 m (6'10" x 3'0")**

A handy cloakroom WC with a window offers a practical addition to the ground floor. It includes a toilet and a small sink, with tiled splashbacks and wood effect flooring.



## Laundry Room

**2.09 x 2.18 m (6'10" x 7'1")**

The laundry room provides useful space for washing and drying appliances, with plumbing and space for a washing machine. It is illuminated by a window and has a door leading out to the rear garden, making it practical for everyday use.



## Hallway

**0.93 x 4.71 m (3'0" x 15'5")**

The hallway provides access to the living room, kitchen, and stairs to the first floor. It is carpeted and decorated in neutral colours, with a window in the front door allowing additional light into the space.



## Landing

**2.81 x 2.81 m (9'2" x 9'2")**

Upstairs, the landing provides access to all bedrooms and the family bathroom. It is carpeted and benefits from natural light through a window.



### Main Bedroom

**2.94 x 3.70 m (9'7" x 12'1")**

The main bedroom is a generously sized room with space for a double bed and additional furniture. It features a window overlooking the rear garden, allowing natural light to fill the room. Neutral walls and carpeted floor.



### Bedroom Two

**1.98 x 3.67 m (6'5" x 12'0")**

Bedroom Two is a smaller room, ideal for a single bed or as a study. It benefits from natural light through a window and is carpeted.



### Bedroom Three

**2.77 x 2.79 m (9'0" x 9'1")**

Bedroom Three is a square-shaped room with a window providing natural light. It is carpeted and suitable as a single bedroom or home office.



### Bathroom

**1.85 x 2.79 m (6'0" x 9'1")**

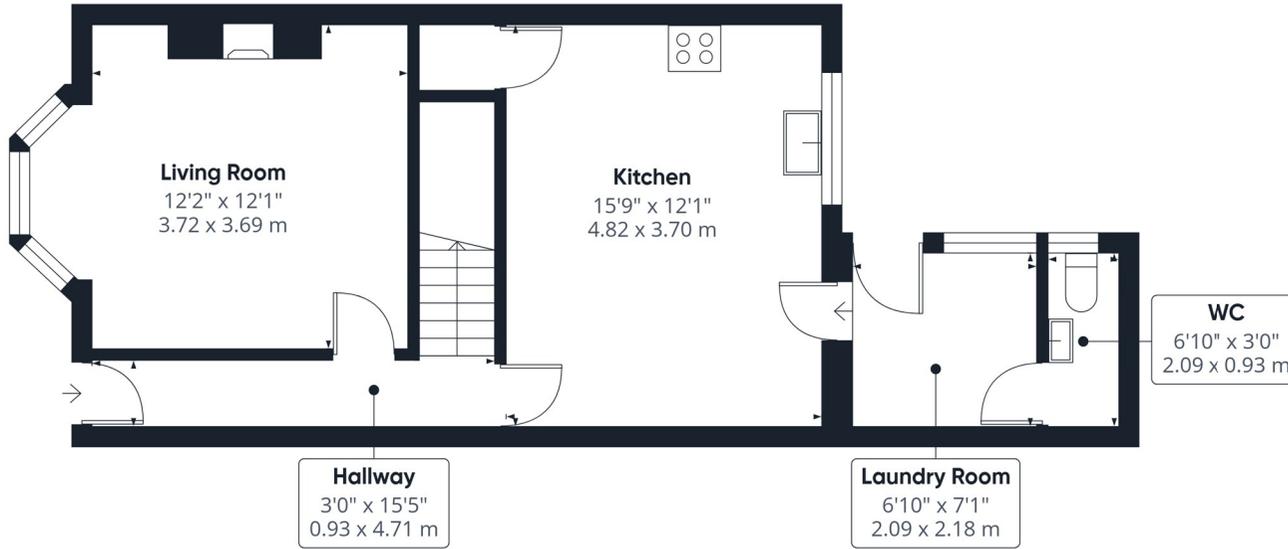
The family bathroom offers a bath, with a separate corner shower cubicle, a wash had basin and a toilet. The walls are tiled halfway up with neutral tiles, and the floor is wood effect. A window allows natural light and ventilation.



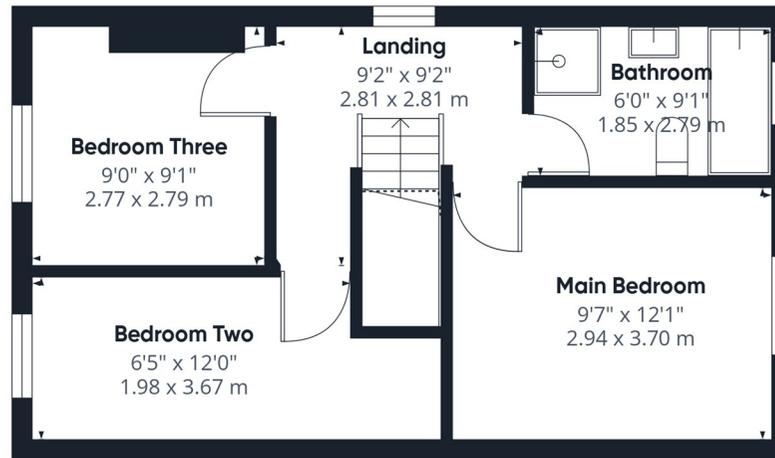
### Rear Garden

The rear garden is a generous outdoor space with a patio area and a long, narrow garden extending beyond. This garden provides scope for landscaping and outdoor activities including a detached garage which is accessible at the rear of the garden.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
908 ft<sup>2</sup>  
84.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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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