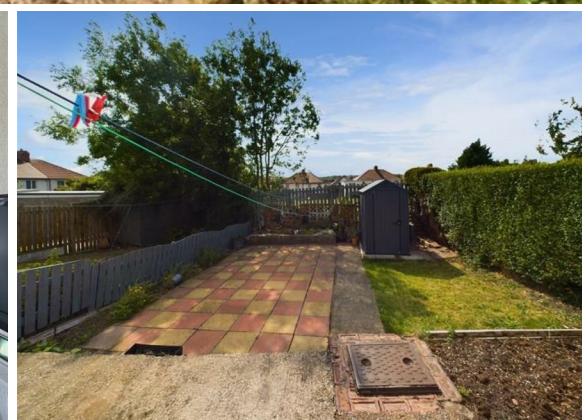




3 Bed  
House - Semi-  
Detached  
located in  
Pontefract  
Guide Price £130,000



**LOGIC**  
REAL ESTATE

Priory Estate  
South Elmsall  
Pontefract  
WF9 2ST



A three bedroom semi detached home with front and rear gardens. A loving family home in a great location. Will suit a range of buyers!!!!

This charming three-bedroom semi-detached home is nestled in a sought after estate in South Elmsall, offering convenient access to the town center, train station, and bus station. Perfectly suited for a range of buyers, this property has served as a beloved family home for many years. The interior boasts a warm and welcoming atmosphere, with well-proportioned rooms throughout. Outside, you'll find both front and rear gardens, providing ample space for outdoor activities and relaxation. With its prime location and inviting features, this property is not to be missed. Entrance Hall Front entrance door leads into a hallway with central heating radiator, staircase leading off and inner door to living room. Living Room Spacious living room with central heating radiator and UPVC double glazed window to the front aspect. Door to the kitchen. Understairs walk in cupboard. Kitchen-Diner Fitted with a range of units to both high and low levels and complimentary worktops over. Inset sink unit with chrome mixer tap, freestanding oven. Plumbing for washer, space for fridge freezer. Central heating radiator, UPVC double glazed windows to the rear aspect, additional UPVC double side window and UPVC double glazed rear door to garden. Door to the bathroom. Bathroom Furnished with a modern three piece suite comprising bath, glass shower screen and main shower with chrome fittings. Low level WC. Wash hand basin, Central heated radiator, UPVC double glazed side window. Tiled walls. Stairs and Landing Staircase leads off the entrance hall to a landing area with UPVC double glazed side window and doors off to three bedrooms. Bedroom One Double bedroom with double central heating radiator and UPVC double glazed window to the front aspect. Two storage cupboards. Bedroom Two Second bedroom with central heating radiator, Upvc window to the rear aspect. Bedroom Three Third bedroom with central heating radiator under UPVC double glazed window to the front aspect. Exterior Lawned and fenced front garden with gated access and pathway. Lawned rear garden. On street parking Logic Real Estate are the advertising agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. The property descriptions are to the best of our knowledge. Please inform us if you become aware of any information being inaccurate.

#### Entrance

Front entrance door leads into a hallway with central heating radiator, staircase leading off and inner door to living room.

#### Living room

Spacious living room with central heating radiator and UPVC double glazed window to the front aspect. Door to the kitchen. Understairs walk in cupboard.

#### Kitchen Diner

Fitted with a range of units to both high and low levels and complimentary worktops over. Inset sink unit with chrome mixer tap, freestanding oven. Plumbing for washer, space for fridge freezer. Central heating radiator, UPVC double glazed windows to the rear aspect, additional UPVC double side window and UPVC double glazed rear door to garden. Door to the bathroom.

#### Bathroom

Furnished with a modern three piece suite comprising bath, glass shower screen and main shower with chrome fittings. Low level WC. Wash hand basin, Central heated radiator, UPVC double glazed side window. Tiled walls.

#### Stairs and Landing

Staircase leads off the entrance hall to a landing area with UPVC double glazed side window and doors off to three bedrooms.

#### Bedroom One

Double bedroom with double central heating radiator and UPVC double glazed window to the front aspect. Two storage cupboards.

#### Bedroom Two

Second bedroom with central heating radiator, Upvc window to the rear aspect.

#### Bedroom Three

Third bedroom with central heating radiator under UPVC double glazed window to the front aspect.

#### Exterior

Lawned and fenced front garden with gated access and pathway. Lawned rear garden.

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#### Entrance

Front entrance door leads into a hallway with central heating radiator, staircase leading off and inner door to living room.

#### Living room

Spacious living room with central heating radiator and UPVC double glazed window to the front aspect. Door to the kitchen. Understairs walk in cupboard.

#### Kitchen Diner

Fitted with a range of units to both high and low levels and complimentary worktops over. Inset sink unit with chrome mixer tap, freestanding oven. Plumbing for washer, space for fridge freezer. Central heating radiator, UPVC double glazed windows to the rear aspect, additional UPVC double side window and UPVC double glazed rear door to garden. Door to the bathroom.

#### Bathroom

Furnished with a modern three piece suite comprising bath , glass shower screen and main shower with chrome fittings. Low level WC. Wash hand basin, Central heated radiator, UPVC double glazed side window. Tiled walls.

#### Stairs and Landing

Staircase leads off the entrance hall to a landing area with UPVC double glazed side window and doors off to three bedrooms.

#### Bedroom One

Double bedroom with double central heating radiator and UPVC double glazed window to the front aspect. Two storage cupboards.

#### Bedroom Two

Second bedroom with central heating radiator, Upvc window to the rear aspect.

#### Bedroom Three

Third bedroom with central heating radiator under UPVC double glazed window to the front aspect.

#### Exterior

Lawned and fenced front garden with gated access and pathway. Lawned rear garden.

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Approximate total area<sup>1)</sup>  
365.97 ft<sup>2</sup>  
34 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GRAFFI 360

Floor 0

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

## CONTACT

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