



3 Bed
House - Detached
located in
Pontefract

Guide Price £265,000



LOGIC
REAL ESTATE

Dukes Chase
Pontefract
WF8 1SJ

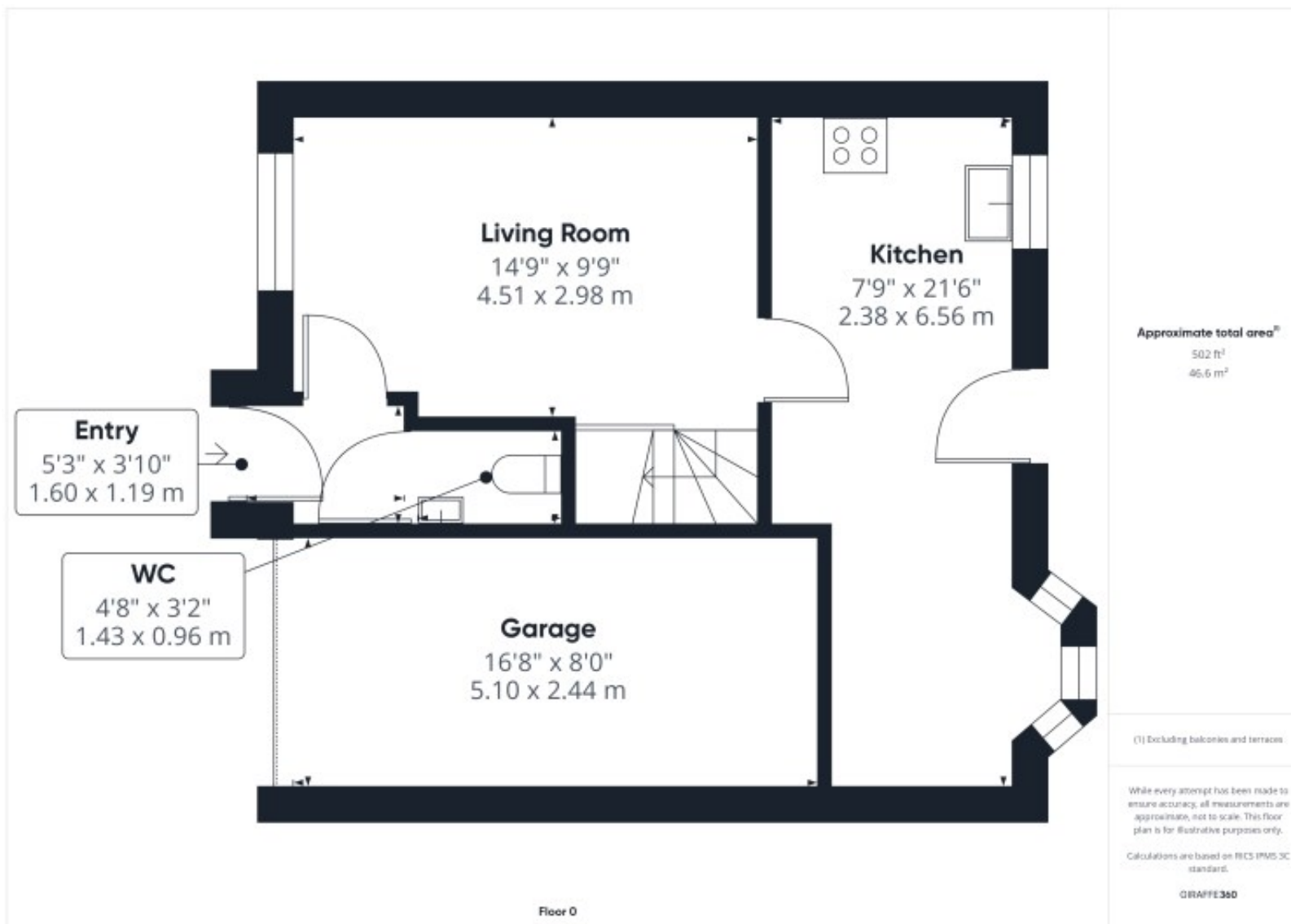


****Guide Price £265,000-£275,000 **** Modern Three Bedroom Detached Home – No Onward Chain – Sought-After Pontefract Development Situated in a highly sought-after newly built development in Pontefract, this beautifully presented three-bedroom detached home offers stylish, modern living with the benefit of no onward chain.

****Guide Price £265,000-£275,000 ****Modern Three Bedroom Detached Home – No Onward Chain – Sought-After Pontefract Development Situated in a highly sought-after newly built development in Pontefract, this beautifully presented three-bedroom detached home offers stylish, modern living with the benefit of no onward chain. To the front, the property boasts a double driveway providing ample off-street parking, as well as an attached garage for additional storage or vehicle use. The rear garden is a particular highlight not overlooked, and ideal for entertaining, relaxing, or family life. Internally, the home has been recently updated throughout with tasteful décor, high-quality fixtures and fittings, and a contemporary finish that's ready for immediate occupation. The ground floor features a welcoming entrance hall, a spacious living area, and a modern kitchen/dining space perfect for hosting or everyday family use. Upstairs comprises three well-proportioned bedrooms, including a master bedroom with en-suite, and a stylish family bathroom. Perfectly located for commuters and families alike, the property is close to excellent transport links including bus routes, train stations, and easy access to the M62 and A1 motorways. You're also just a short drive from Xscape Yorkshire with its shops, restaurants, and leisure activities, as well as highly regarded local schools. This is a fantastic opportunity to purchase a turnkey property in a thriving community – early viewing is highly recommended. Entrance Hall With a front entrance door that leads into the hallway, providing access to the WC and the lounge. Gas central heated radiator. Lounge UPVC double glazed window to the front elevation and two gas central heated radiators, door leads into the kitchen and a staircase leads to the upper level. Kitchen Diner UPVC double glazed windows to the rear elevation and rear access door that

leads into the garden. The kitchen consists of wall and base units with laminate work surface over, double electric oven with electric ceramic hob. There is plumbing for a washing machine and a fitted fridge freezer. A space for dining table with a bay window. First floor Bedroom One To the rear elevation with double glazed windows, access door to the ensuite bathroom. Central heated radiator. Ensuite With a sink, toilet and shower cubicle, heated towel rail. window to the rear elevation. Bedroom Two UPVC double glazed window to the front elevation, gas central heated radiator. Bedroom Three UPVC double glazed window to the front elevation, gas central heated radiator. Bathroom UPVC double glazed window to the side elevation, bath with shower over, toilet, gas central heated radiator. Garden Patio and lawned garden with borders for planting. Garage Up and over door. Light and power. Front Garden Double driveway and access to the garage and the property.





CONTACT

148 Southgate
Pontefract
West Yorkshire
WF8 1QT

E: info@logicrealestate.co.uk
T: 01977 700595

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

