



3 Bed
House - Semi-
Detached
located in
Pontefract
Guide Price £200,000



Wordsworth Approach
Pontefract
WF8 1NQ

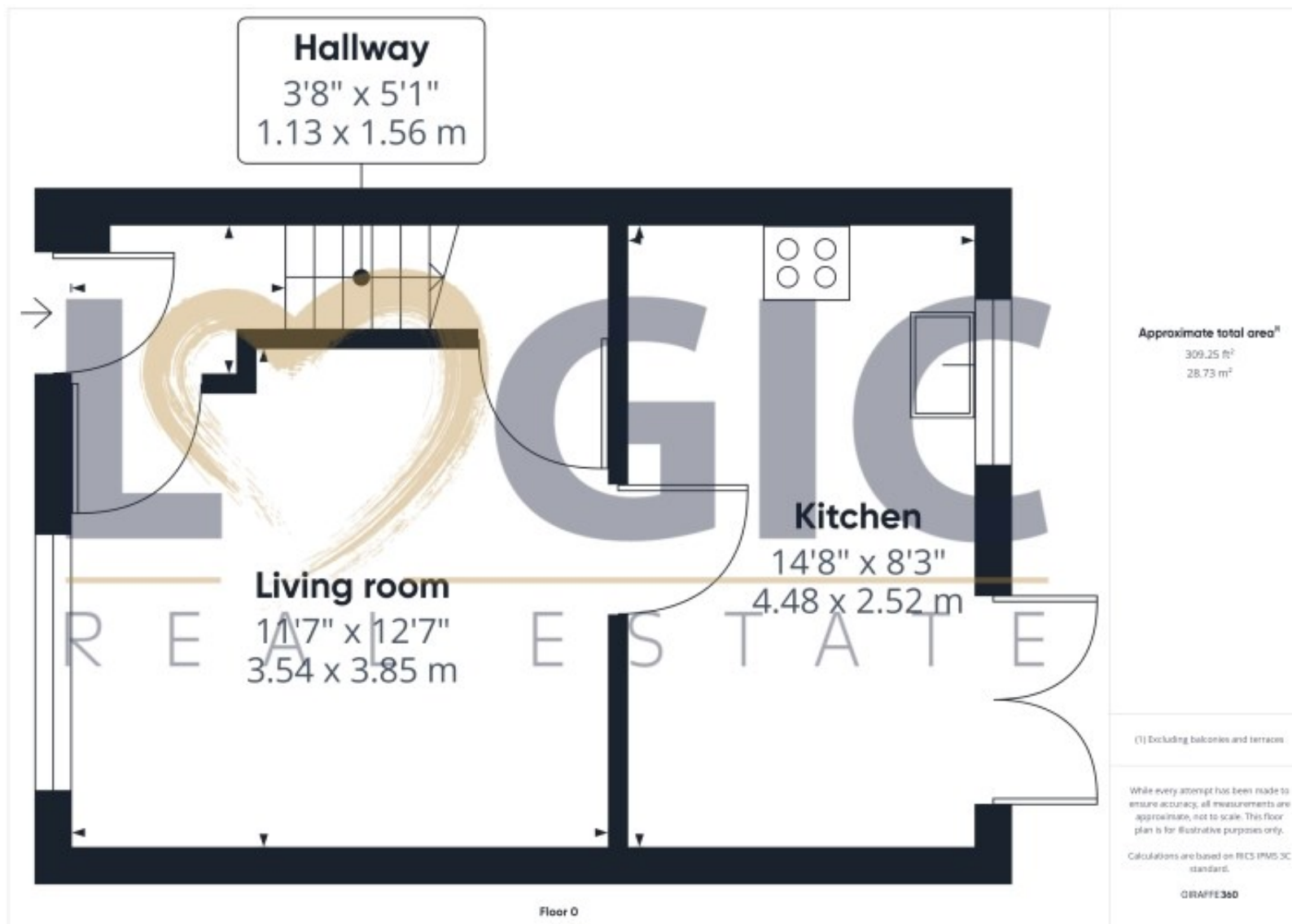


This semi-detached property in the Ladybalk area of Pontefract is ideal for a variety of buyers, thanks to its convenient location close to essential amenities. Situated within a short walking distance of shops, schools, motorway networks, and train stations, it offers excellent connectivity and accessibility for commuters and families alike. The property is chain-free, making it an appealing choice for those looking to move with minimal delay.

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the Rear There is an enclosed garden mainly laid to lawn, with a patio area and pathway that will lead to the side gate. Externally to the Front Garden with shrubs and plants. There is a side tarmac driveway.





CONTACT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

