



4 Bed
House - Semi-
Detached
located in
Pontefract
Fixed Asking Price
£280,000



Bull Style Road
Pontefract
WF8 4NL

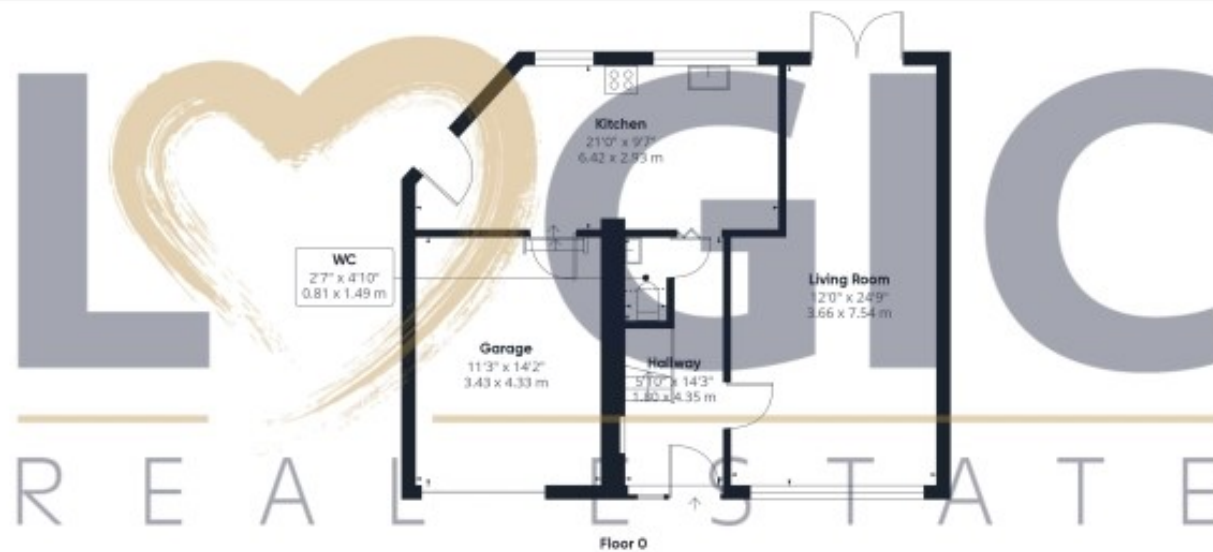


Logic Real Estate are delighted to welcome to the market this four-bedroom semidetached home, located in the highly desirable south side of Pontefract, offers a wonderful blend of space, modern living, and convenience. The property has been enhanced by a double-story extension to the side, creating an impressively spacious interior, perfect for growing families.

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freestanding cooker with overhead extractor fan, Plumbing for a washing machine and a dishwasher. Designer radiator. Upvc double glazed windows to the rear elevation and a Upvc double glazed door to the side. Access door to the garage. Bedroom One Upvc double glazed windows to the front and side elevation, Double bedroom with built in wardrobes. Access to the en suite. Gas central heated radiator. En suite Upvc double glazed window to the rear elevation, shower cubicle, floating toilet, sink. Tiled walls and extractor fan. Spiral towel rail. Bedroom Two Upvc double glazed window to the front elevation, built in wardrobes. Gas central heated radiator. Bedroom Three Upvc double glazed window to the rear elevation. Gas central heated radiator. Bedroom Four Upvc double glazed window to the front elevation. Gas central heated radiator. Bathroom, Upvc double glazed window to the rear elevation, toilet with a low-level flush, sink and bath with a shower over. Tiled walls and towel radiator. Garage Integral garage accessed through the kitchen. Complete with power. Up and over door. Garden to the rear, Enclosed with a decking area and planting area. Wood chippings and lawned grass. Garden to the front Large driveway and stoned low maintenance garden. side access to the rear. Porch canopy over the entrance door





Approximate total area⁽¹⁾

1,315.89 ft²
122.25 m²

Reduced headroom

4.75 ft²
0.44 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

CONTACT

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

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