



3 Bed
House - Semi-
Detached
located in
Pontefract
Guide Price £240,000



LOGIC
REAL ESTATE

Cottam Croft
Hemsworth
Pontefract
WF9 4HU



A charming semi-detached house located in the heart of Hemsworth, Pontefract. This delightful property offers a perfect blend of comfort and practicality, making it an ideal home for families or those seeking a bit more space.

The property boasts three well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. These rooms are perfect for accommodating family members or guests, and they provide the flexibility to create a home office or hobby space if desired.

Completing the accommodation is a conveniently located bathroom, designed for both functionality and comfort.

Situated in a friendly neighbourhood, 7 Cottam Croft is close to local amenities, schools, and parks, making it an excellent choice for families. The surrounding area offers a sense of community while still being within easy reach of larger towns and cities.

This semi-detached house presents a wonderful opportunity for those looking to settle in a lovely part of Pontefract. With its spacious layout and prime location, 7 Cottam Croft is a property not to be missed. We invite you to come and explore the potential of this delightful home.

Nestled in a highly desirable part of Hemsworth, just a short stroll from the town centre, this spacious three-bedroom semi-detached property offers the perfect blend of comfort, convenience, and style. With easy access to local shops, amenities, and well-regarded schools, this home is ideally positioned for families and professionals alike. The property is immaculately presented throughout, boasting generous room sizes that provide a light and airy feel. The ground floor features a welcoming entrance hall, a spacious lounge, and a modern fitted kitchen with ample dining space — ideal for entertaining or everyday family life.

GROUND FLOOR ACCOMMODATION

Hallway
10'6" x 6'5"

Arched brick opening to a storm porch with double glazed composite front door and matching double glazed side panels. Wood effect flooring to the hallway and staircase, double central heating radiator and staircase leading off to the first floor. Inner doors to both the lounge and dining kitchen.

Living Room
12'2" x 11'9"

Living flame gas fire set to a cast iron effect fire place with patterned 'Victorian' tiling, raised hearth and surround. Central heating radiator set into a walk in PVCu double glazed bay window to the front aspect. Wood laminate flooring.

Kitchen/Dining Room
11'10" x 18'1"

Spacious open plan room currently used as a dining kitchen but options for breakfast kitchen with living/family space. The kitchen is fitted with a range of modern units to both high and low levels complimented by wood effect work tops having matching low level splashbacks and tiling above. Matching peninsular breakfast bar, butchers block having units under, inset one and half bowl sink unit with mixer tap and fitted oven and hob with extractor hood over. Space for a fridge, freezer, integrated dishwasher and plumbing for washer. Large feature 'Victorian' style central heating radiator, wood laminate flooring and PVCu double glazed windows to both the side and rear aspects. PVCu double glazed side external door and sliding internal patio door through to the conservatory.

Sunroom

11'11" x 9'1"

Spacious 'gable' style conservatory in UPVC with a composite roof, tiled floor, central heating radiator and french doors out onto the garden.

Landing

10'2" x 7'4"

Staircase with spindle railed banister leading off the entrance hall to a landing area with PVCu double glazed window, loft access hatch and storage cupboard housing central heating boiler.

Bedroom One

8'4" x 6'5"

Wood flooring, coving to the ceiling and fitted wardrobes to one wall with sliding doors. Central heating radiator under window seat which is set into the bay window recess as feature.

Bedroom Two

11'11" x 10'9"

Laminate wood flooring, central heating radiator, coving to the ceiling and PVCu double glazed window to the rear aspect.

Bedroom Three

12'2" x 9'9"

Central heating radiator, fitted wardrobe / storage over bulk head and PVCu double glazed window to the front aspect.

Bathroom

5'6" x 7'5"

Furnished with a white suite comprising a modern panelled bath with electric shower over and folding shower screen. Low level w.c with enclosed cistern and wash hand basin set to vanity unit. Part tiled to walls, tiling to the floor and spotlights to the ceiling. Chrome heated towel rail and PVCu double glazed gable window with frosted glass.

Exterior

Brick built low level front boundary wall with lawned garden and shrubbed borders. Concreted driveway then leads down the side of the house to a carport and detached garage. The rear garden is private and larger than average with a flagged pathway to the house and conservatory having steps down to a good sized lawned area with a decked patio / seating area and hedged borders all the way around for added privacy. Hardstanding for shed and In the centre of the garden is an ornamental wishing well as feature.

Externally, this home continues to impress. A large, enclosed garden offers the perfect outdoor space for relaxing or hosting, while the driveway and detached garage provide ample off-street parking and storage.

Homes in this area are in high demand and rarely stay on the market for long — early viewing is highly recommended to avoid disappointment.



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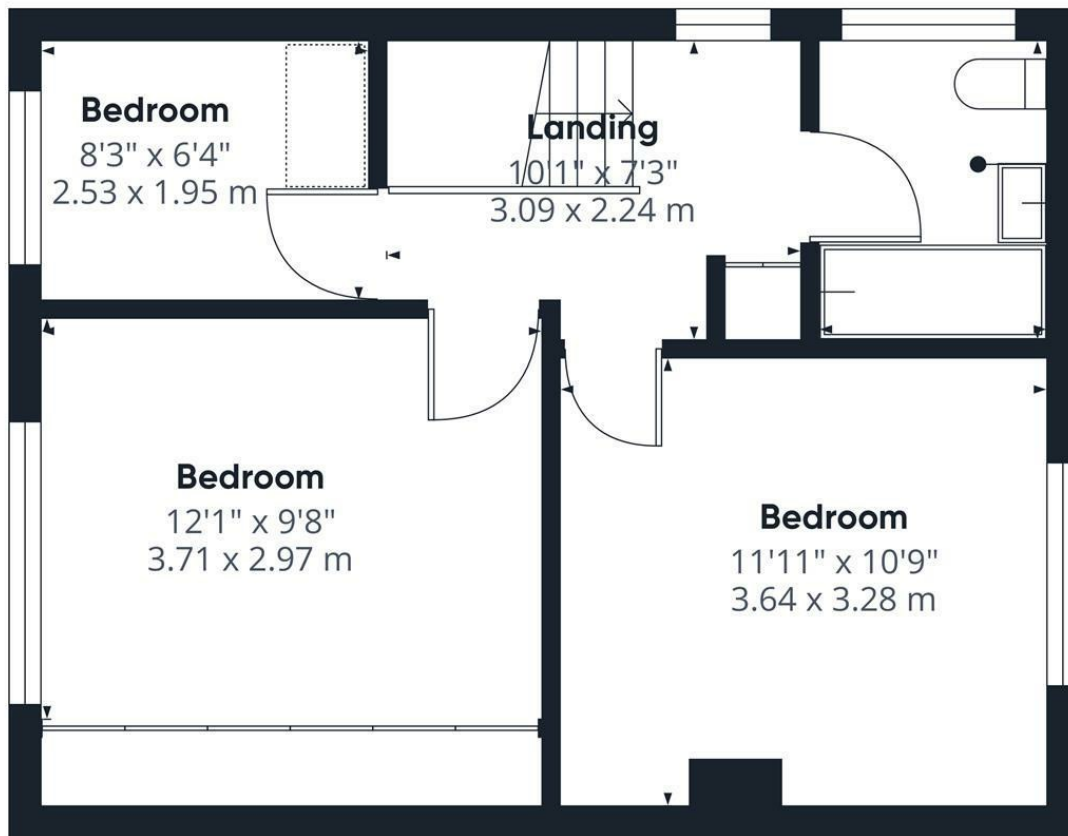
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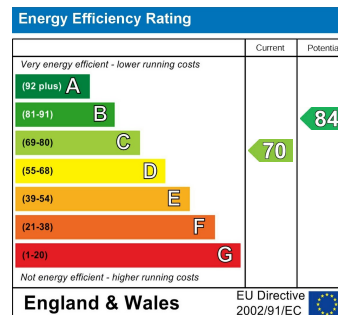
Floor 1

Approximate total area⁽¹⁾
405 ft²
37.7 m²

(1) Excluding balconies and terraces

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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