



3 Bed  
House - End Terrace  
located in  
Pontefract

Offers Over £235,000



Walnut Drive  
Pontefract  
WF8 4NR

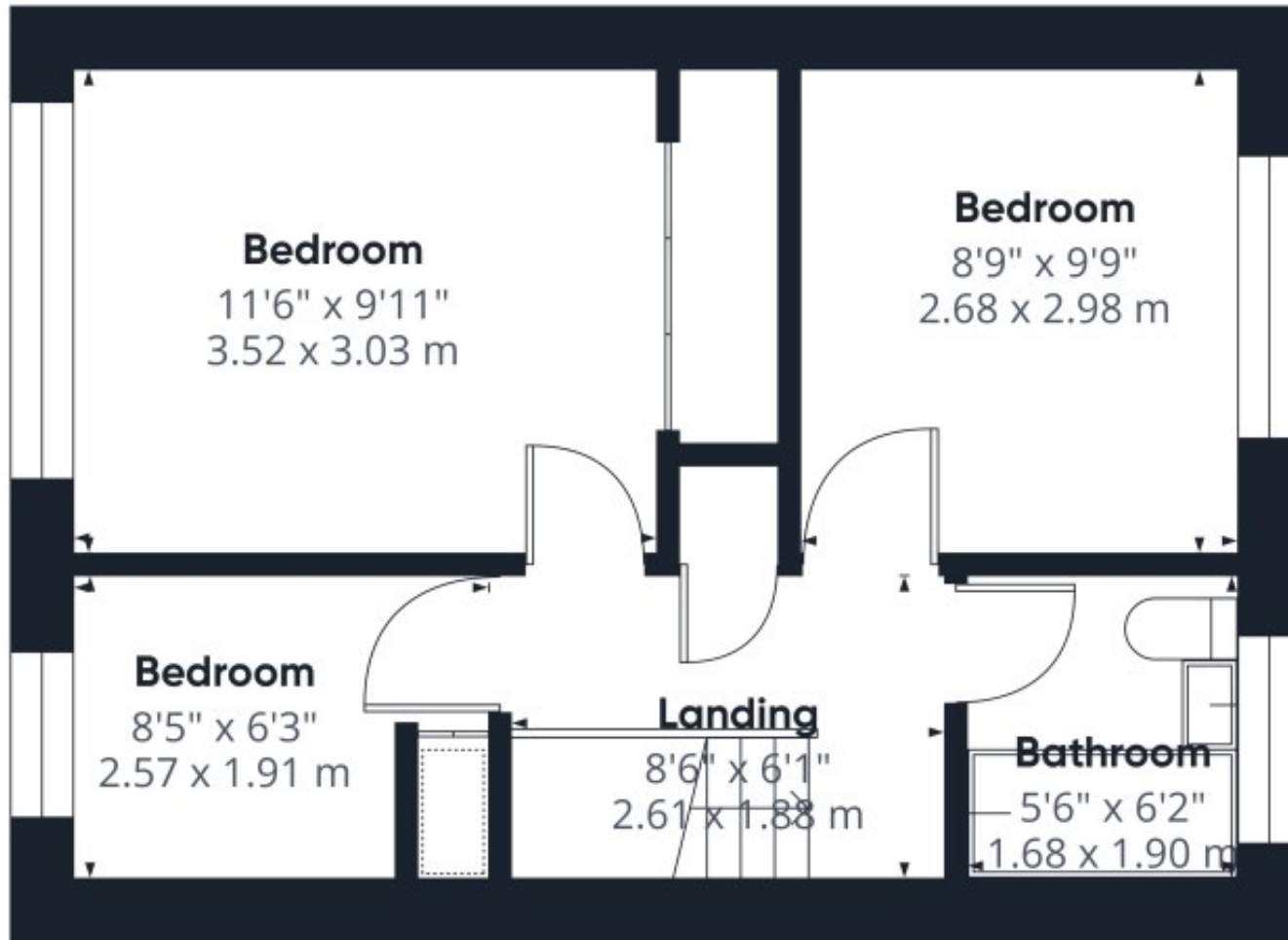
Charming Three-Bedroom End-Terrace Home in Larks Hill, Pontefract Set on a desirable corner plot in the sought-after Larks Hill area of Pontefract, this beautifully presented three-bedroom end-terrace property offers family living with both comfort and convenience in mind.

Charming Three-Bedroom End-Terrace Home in Larks Hill, Pontefract Set on a desirable corner plot in the sought-after Larks Hill area of Pontefract, this beautifully presented three-bedroom end-terrace property offers family living with both comfort and convenience in mind. Situated in a quiet and family-friendly residential area, within easy reach of Pontefract town Centre, transport links, and motorway access (A1/M62), Excellent local schools nearby, both primary and secondary, making it a perfect choice for growing families, Close to parks, local amenities, and countryside walks. Entrance Porch UPVC double glazed windows and door leads into the entrance porch with storage for coats and shoes. Entrance Hall With the stairs leading to the first floor, gas central heated radiator and access into the lounge. Lounge UPVC double glazed window to the front elevation a fireplace with hair and surround. Gas central heated radiator. Under stairs storage cupboard. Access into the kitchen. Kitchen With a range of wall and base unit units and the kitchen island effect which opens over into the dining area. The kitchen has UPVC double glazed rear window and door and the patio area has UPVC double glaze patio doors which lead to the garden. The kitchen has a space for a washing machine. There is an electric oven hob and extractor hood over and the stainless-steel sink with drainer and mixer tap. Gas central heated radiator and partly tiled walls. Landing With access to 3 bedrooms and the family bathroom. Bedroom one UPVC double glazed window to the front elevation a double fitted wardrobe and gas central heated radiator. Bedroom two UPVC double glazed window to the rear elevation and a gas central heated radiator. Bedroom three UPVC double glazed window to the front elevation and a storage cupboard housing the boiler. Gas central heated radiator. Bathroom UPVC double glazed window to the rear elevation. Toilet with a low-level flush sink with mixer taps and a

bath with a shower over. Spotlights taught the ceiling part tiling to the walls chrome heated towel radiator. Garage Up and over door to the front and a side door which opens onto the garden, Power and light. Rear Garden To the rear, there is an enclosed corner shaped garden. With lawn patio and decking area with a glass banister. There is a side pebble garden which is perfect for a privacy and access gate back to the front. Privacy hedges and shrubs. Access to the driveway and the garage. Front Driveway A blocked paved double driveway and a side gate access. Driveway To the side of the property concrete drive which leads to the separate garage.







Approximate total area<sup>(1)</sup>  
339 ft<sup>2</sup>  
31.6 m<sup>2</sup>

(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.

GRAFFI 360

Floor 1 Building 1

#### CONTACT

148 Southgate  
Pontefract  
West Yorkshire  
WF8 1QT

E: [info@logicrealestate.co.uk](mailto:info@logicrealestate.co.uk)  
T: 01977 700595

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | <b>83</b> |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | <b>64</b> |
| (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<br>EU Directive 2002/91/EC  |         |           |

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