



3 Bed  
House - Semi-  
Detached  
located in  
Pontefract  
Offers Over £185,000



**LOGIC**  
REAL ESTATE

Rookhill Road  
Pontefract  
WF8 2DD



Nestled on the charming Rookhill Road in Pontefract, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The layout of the home is both practical and welcoming, ensuring that every corner is utilised effectively. The bathroom is thoughtfully designed, catering to the needs of modern living. The semi-detached nature of the property allows for a sense of privacy while still being part of a friendly neighbourhood.

Situated in a desirable area, this home benefits from local amenities, schools, and parks, making it an excellent choice for those looking to settle in a vibrant community. Whether you are a first-time buyer or looking to expand your property portfolio, this house on Rookhill Road presents a wonderful opportunity to create lasting memories in a lovely setting. Don't miss the chance to make this charming residence your own.

Internally, the accommodation is well-proportioned throughout. The ground floor features two versatile reception rooms, a fitted kitchen with a separate utility area, and a convenient downstairs WC. To the first floor, there are three good-sized double bedrooms, all served by a family bathroom.

Side Entrance  
8'12" x 7'1"

Access through a composite entrance door leading into a downstairs toilet storage and utility area. This area also provides access via the rear.

Kitchen  
10'2" x 6'9"

With range of kitchen units with laminate work surfaces over. A stainless-steel sink with a drainer. Space for a freestanding cooker. The walls are partly tiled with an extractor fan. UPVC double glazed window to the front elevation. Access door into the dining room.

Dining Room  
11'9" x 11'11"

With patio doors and bay windows to the rear elevation. Fireplace with half and surround. Feature archway alcoves and an archway leads into the lounge.

Lounge  
9'11" x 11'9"

UPVC double glazed patio doors to the rear elevation and a gas central heated radiator. Access door into a hallway.

Hallway  
12'12" x 6'9"

UPVC double glazed front entrance door. Stairs lead to the first floor.

First Floor  
8'8" x 6'10"

Landing, with access to 3 double bedrooms and a family bathroom.

Bathroom  
6'4" x 6'9"

With a corner shower cubicle, sink with vanity units below, a toilet. Fully tiled walls and extractor fan.

Bedroom One  
11'11" x 10'3"

UPVC double glazed window to the rear elevation, gas central heated radiator.

Bedroom Two  
11'4" x 9'11"

UPVC double glazed window to the rear elevation and a gas central heated radiator.

Bedroom Three  
7'10" x 8'10"

UPVC double glazed window and a gas central heated radiator.

Garden

Enclosed, there is a good size rear garden. With plant shrubs and patio areas.

To the front

There is a driveway with composite access gates. Lawned garden with plants and shrubs.

With its desirable setting, substantial gardens, and practical living space, this property is sure to appeal to a wide range of buyers and represents an exciting opportunity to create a wonderful home.



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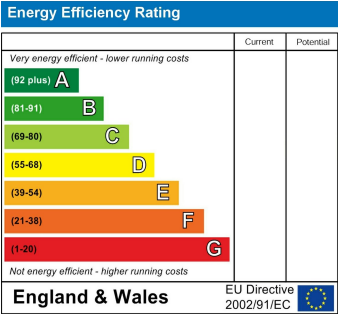
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CONTACT

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