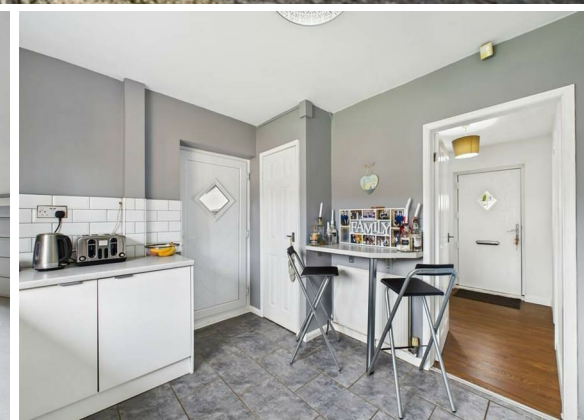




3 Bed
House
located in
Pontefract

Offers Over £200,000



LOGIC
REAL ESTATE

Rookhill Drive
Pontefract
WF8 2BU



Logic Real Estate are delighted to welcome to the market this delightful family home. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home. The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is thoughtfully designed to maximise space and functionality, making it a practical choice for modern living. Pontefract is known for its rich history and vibrant community, providing a range of local amenities, schools, and parks within easy reach. Whether you are looking to buy or rent, this house on Rookhill Drive is a wonderful option that combines comfort, space, and a prime location. With a brand new boiler fitted just this year along with windows and doors that got installed in 2021, do not miss the opportunity to make this property your new home.

Situated in the sought-after town of Pontefract, this well-presented three-bedroom semi-detached home offers a fantastic opportunity for first-time buyers, families, or investors alike. With spacious living accommodation, a modern bathroom, and a practical layout throughout, this property combines comfort and convenience in a desirable location.

Living Room / Dining Room
12'9" x 21'6"

This welcoming living room stretches generously with dimensions of 12'9" x 21'6" (3.91 x 6.57 m). It features a fireplace set against a striking blue accent wall, adding character and warmth to the room. Large windows provide plenty of natural light, while the wood-effect flooring and neutral walls create a cosy yet spacious atmosphere. The open-plan layout flows seamlessly through to the dining area, ideal for both relaxing and entertaining. This dining area offers a pleasant space for meals, featuring wood-effect flooring and neutral walls. Sliding patio doors open onto the rear garden, flooding the room with natural light and creating a lovely connection between indoor and outdoor living spaces.

Kitchen
11'10" x 9'10"

The kitchen is thoughtfully designed with practical modern fittings and ample storage, measuring 11'10" x 9'10" (3.62 x 3.01 m). White cabinetry with a high-gloss finish contrasts with the darker work surfaces, complemented by a tiled splashback. Integrated appliances include an oven and hob, while space has been arranged to accommodate a washing machine. A window above the sink lets in natural light, and the room offers space for a small dining table or breakfast bar, making it a bright and functional cooking and casual dining area.

Hallway
6'0" x 8'2"

The hallway gives access to the living areas on the ground floor and stairs leading upstairs. It is a practical space with a neutral décor and wood-effect flooring that matches the adjoining rooms, providing a smooth transition throughout the home.

Landing
11'11" x 4'1"

The landing on the first floor links the bedrooms and bathroom. It is a compact area with a window providing natural light and neutral décor, maintaining a cohesive feel with the rest of the home.

Bedroom One
12'9" x 11'4"

Bedroom One is a comfortable double room measuring 12'9" x 11'4" (3.89 x 3.46 m), offering ample space for a double bed and additional furniture. It features a large window

allowing plenty of natural light and built-in mirrored wardrobes providing useful storage while reflecting light to enhance the room's spacious feel. The walls are painted in a soft neutral shade with one accent wall adding a subtle touch of colour, complemented by a plush carpet underfoot for added comfort.

Bedroom Two
11'5" x 9'11"

Bedroom Two is another generously sized double room with dimensions of 11'5" x 9'11" (3.50 x 3.03 m). It enjoys natural light from a large window and offers enough space for a double bed and storage units. The room has neutral walls and carpeted flooring, creating a calm and relaxing atmosphere.

Office / Bedroom Three
5'4" x 10'2"

This versatile room, labelled as an Office or Bedroom Three, measures 5'4" x 10'2" (1.63 x 3.12 m). It is currently arranged as a home office with a desk and computer setup. The space benefits from a window providing daylight and could alternatively be used as a small bedroom or study. Its compact size makes it ideal for flexible use depending on your needs.

Bathroom
8'7" x 5'5"

The bathroom provides a fresh, modern space with light tiling and blue painted walls above. It includes a white suite with a bath and overhead shower, a vanity basin with storage beneath, and a close-coupled toilet. A frosted window lets in natural light while maintaining privacy, and the overall design is neat and functional.

Rear Garden

The rear garden is a well-maintained outdoor space featuring a neatly kept lawn bordered by colourful flowerbeds and mature shrubbery. There is a paved patio area perfect for outdoor seating and dining, along with a gravelled section adding texture and low-maintenance appeal. A garden shed provides practical storage, and the space is enclosed by fencing and hedging, creating a private and peaceful environment for relaxation or entertaining.

Front Exterior

The front exterior presents a traditional semi-detached brick home with a pitched roof and a practical car port to the side. The driveway offers ample parking space with a gravelled area and a paved path leading to the front door. A modest front garden with edged planting adds a touch of greenery, while the overall frontage has a tidy and inviting appearance, welcoming visitors in.

With three generous bedrooms, excellent local amenities, and easy access to transport links, this home is perfect for those looking to settle in a popular area of Pontefract. Early viewing is highly recommended to avoid missing out — contact our team today to arrange your appointment.



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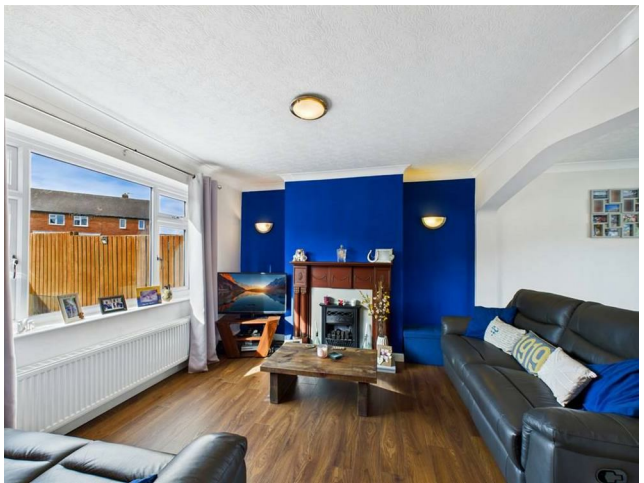
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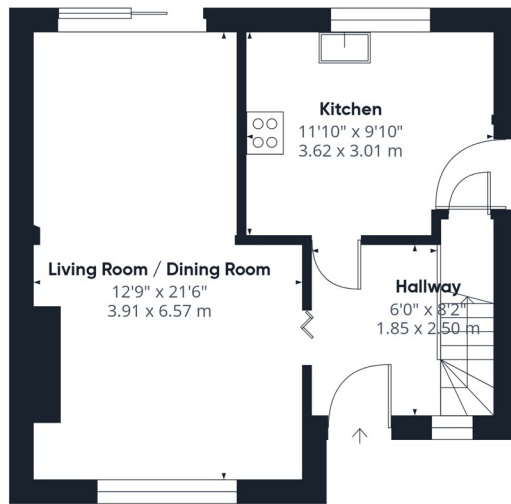
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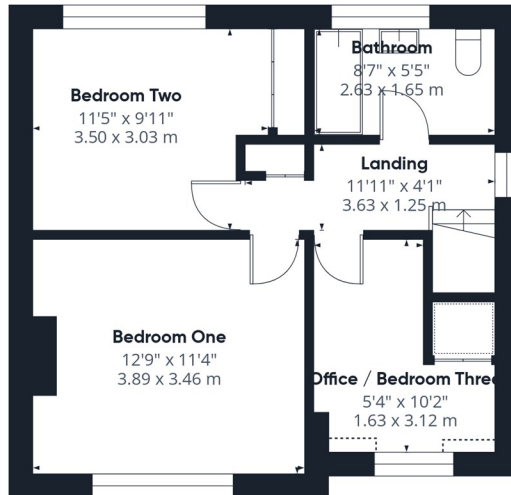
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Floor 0



Floor 1

Approximate total area⁽¹⁾

866 ft²
80.4 m²

Reduced headroom

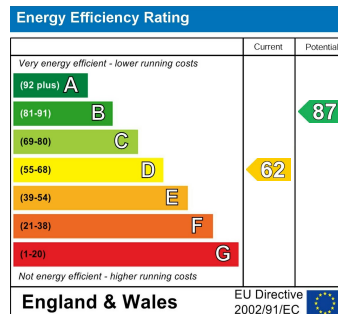
3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



CONTACT

148 Southgate
Pontefract
West Yorkshire
WF8 1QT

E: info@logicrealestate.co.uk
T: 01977 700595

