



4 Bed
House - Semi-
Detached
located in

£250,000



LOGIC
REAL ESTATE

23 Grove Lea Crescent
Pontefract
WF8 2QL



Front Exterior

This attractive property sits behind a driveway that provides off-road parking and leads to a convenient side door and main entrance.

Hallway

12'1" x 5'10"

The hallway is a welcoming entrance space with wooden flooring that extends through to the kitchen. A carpeted staircase with wooden banisters leads to the upper floor. The walls are painted in a neutral shade, and there is a wall-mounted radiator, creating a bright and airy feel.

Kitchen

8'9" x 17'6"

The kitchen is a generous space with tiled flooring and wood-effect cabinetry that runs along both walls, offering plenty of storage and work surfaces. The walls are accented with a warm, multi-toned tiled splashback, and there is a built-in gas hob with an extractor above. Natural light streams in through a window and a door that leads out to the rear garden, creating a bright and airy atmosphere.

Living Room

23'5" x 10'10"

The living room features a contemporary fireplace set into a feature wall. The room benefits from a window that looks out to the front of the property, flooding the space with natural light. The room opens through an archway to a second living area which is currently used as a dining room and benefits from patio doors leading to the conservatory.

Conservatory

8'10" x 14'2"

This room benefits from natural hardwood floors and large patio doors and windows that overlook the garden. The light-filled room has a neutral palette and provides ample space for comfortable seating, creating a perfect spot for relaxation while enjoying views of the garden.

Home Office

13'3" x 7'3"

Previously the garage, this room has conveniently been renovated into a cosy home office, with its practical vinyl wood effect floor and painted brick walls, it is well lit with a fluorescent ceiling light. There is also a door providing external access, enhancing the room's versatility.

Landing

8'4" x 6'

The landing upstairs is carpeted and leads to several rooms. It has a painted feature wall in a warm tone and wooden balustrades, providing a cosy transition between spaces.

Bathroom

5'7" x 8'10"

This bathroom is fitted with a modern suite including a bathtub with a tiled splashback. There is a wall-mounted sink and toilet, with a window providing natural light and ventilation. The wooden effect flooring adds warmth to the space.

Main Bedroom

The master bedroom is a bright and spacious room with fitted wardrobes surrounding the bed space for ample storage. The room has neutral tones with natural light flooding in through a front-facing window, creating a restful environment.

Bedroom Two

A further double bedroom with fitted wardrobes and a dressing table. The room has a patterned feature wall and a neutral carpet, with a window allowing in natural light.

Bedroom Three

10'5" x 9'

This bedroom features built-in wardrobes with a wood finish and a window with dark curtains. The carpet is neutral, complementing the understated wall colours and making the room feel bright and spacious.



Office / Bedroom Four 4'4" x 6'

This bedroom is currently set up as a study space but can be used as a cosy single room. The room is carpeted and benefits from natural light, creating an inviting workspace.

Ensuite 5'8" x 6'11"

This ensuite shower room is modern and features a fully glazed shower enclosure with grey tiles. It is accessed directly from the master bedroom for added convenience.

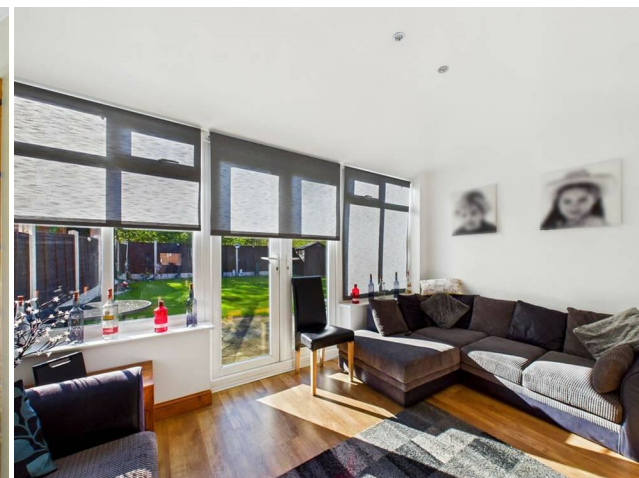
Rear Garden

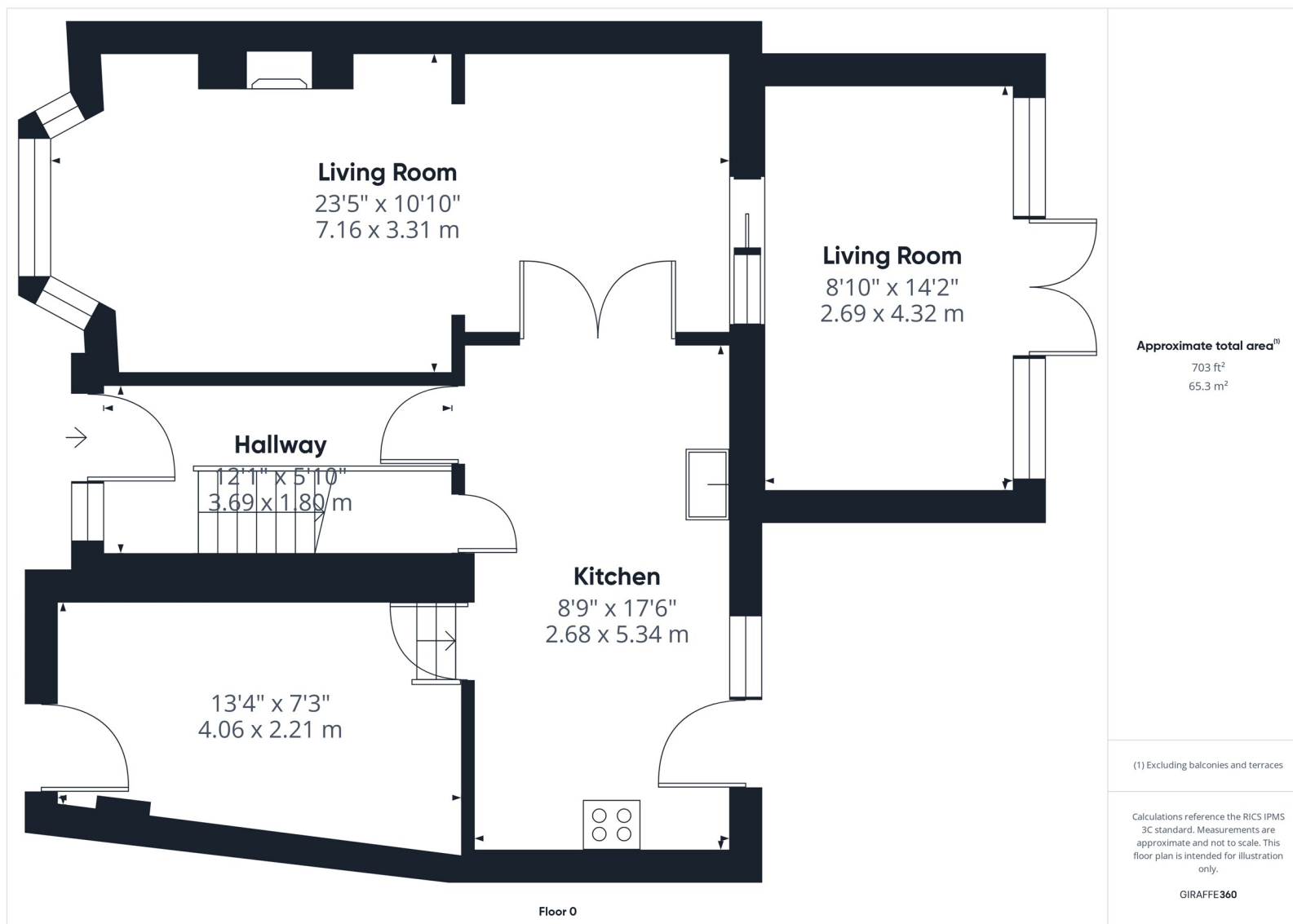
The rear garden is a spacious, well-maintained lawn bordered by fencing and mature trees providing privacy and greenery. There is a paved patio area adjacent to the house, ideal for outdoor dining and entertaining, with garden sheds and storage to one side.





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DIRECTIONS

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