



3 Bed
House - Semi-
Detached
located in
Pontefract

50% Shared Ownership
£115,000



Cherry Drive
Pontefract
WF8 2FH

Hallway
4' x 12'8"

Access to downstairs WC, kitchen, living room and staircase leading to the first floor. Wood effect flooring. Central heated radiator.

WC
2'10" x 5'7"

Wash hand basin with chrome mixer tap. Toilet with low level flush. Extractor fan. UPVC frosted double glazed window looking to the front of the property. Wood effect flooring. Central heated radiator.

Kitchen/Dining Room
9'1" x 15'7"

Modern grey kitchen comprising of a range of high and low level kitchen units with granite effect work tops. Integrated cooker with four ring hob and extractor hood over and stainless steel splashback. Sink with drainer and chrome mixer tap. Option to reconnect plumbing for washing machine. Central heated radiator. Wood effect flooring. UPVC double glazed window looking to the front of the property.

Living Room
16'4" x 10'6"

Patio doors leading to the rear garden. UPVC double glazed window looking to the rear elevation. Central heated radiator. Wood effect flooring.

Landing
3'7" x 11'1"

Access to all three bedrooms and the main bathroom. Carpeted throughout. Central heated radiator. UPVC double glazed window looking to the side elevation.

Main Bedroom
8'12" x 8'10"

Access to the en suite. UPVC double glazed window looking to the rear of the property. Carpeted throughout. Central heated radiator.

En Suite
4'10" x 7'6"

Double shower enclosure with chrome shower attachment. Tiled walls. WC with low level flush. Wash hand basin with mixer tap and storage unit above. Extractor fan. Central heated radiator. Tiled effect flooring.

Bedroom Two
8'11" x 9'5"

UPVC double glazed window looking to the front of the property. Carpeted throughout. Central heated radiator.

Bedroom Three
6'11" x 10'4"

UPVC double glazed window looking to the rear of the property. Carpeted throughout. Central heated radiator.

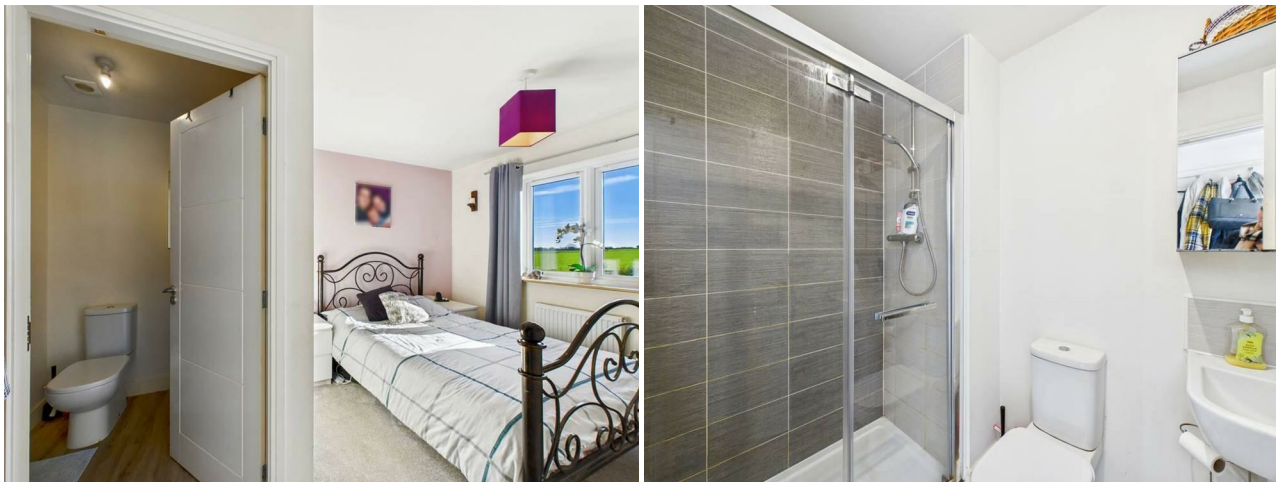
Bathroom

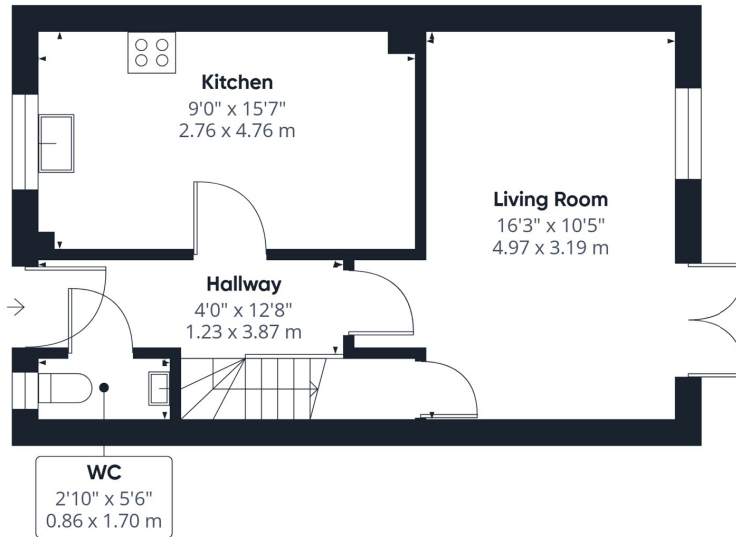




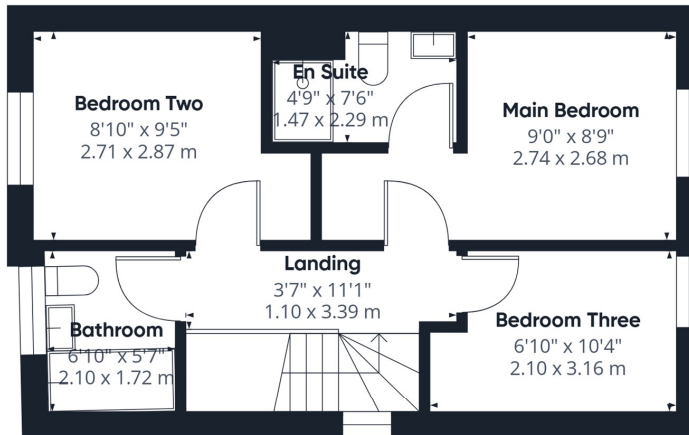
6'11" x 5'8"

Modern white suite comprising of panel bath with chrome mixer tap and shower attachment. Wash hand basin with chrome mixer tap. WC with low level flush. Tiled walls. Extractor fan. UPVC frosted double glazed window looking to the front of the property. Wood effect flooring. Central heated radiator.





Floor 0



Floor 1



Approximate total area⁽¹⁾
787 ft²
73.1 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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		95	96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

CONTACT

30 Newgate
Pontefract
West Yorkshire
WF8 1DB

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

