



4 Bed  
House - Semi-  
Detached  
located in  
Pontefract  
Guide Price £265,000



Bexhill Close  
Pontefract  
WF8 2LF

RECENTLY EXTENDED SEMI-DETACHED HOME\*\*CAN EASILY BE CONVERTED INTO A FIVE BEDROOM\*\*SPACIOUS ACCOMMODATION THROUGHOUT\*\*

Introducing this spacious and beautifully extended four-bedroom semi-detached home, offering exceptional versatility and the potential to be configured as five bedrooms. A recent double-storey extension has transformed the footprint, creating generous living space throughout. While a few areas still require finishing touches, the full layout and specifications have been approved by Building Control, giving buyers confidence in the quality and structure of the work completed.

The property is presented in modern condition and enjoys an attractive corner position, benefiting from both front and rear gardens as well as a garage and private driveway to the rear—ideal for families and those needing extra parking or storage.

Perfectly located, this home is within easy reach of local amenities, railway stations, motorway networks, and excellent schools, making it an ideal choice for a wide variety of buyers, from growing families to commuters.

Offering an impressive amount of space and huge potential, this is truly a lot of house for the money and must be viewed internally to fully appreciate everything it has to offer.

Hallway  
4'8" x 5'2"

Giving access to the downstairs reception room and lounge.

Living Room  
11'9" x 15'5"

A fireplace with hearth and surround and electric fire. Under stairs storage cupboard. UPVC double glazed bow window to the front elevation. Gas central heated radiator. Wood effect laminate flooring. Archway opens into the kitchen diner.

Kitchen Diner  
15' x 9'5"

With a range of wall and base kitchen units in high gloss. Laminate works surfaces, composite sink with a chrome mixer tap and drainer. Integrated appliances include a fridge and freezer electric oven gas hob with extractor hood over. Plumbing for a washing machine. Breakfast bar. Wall mounted designer radiator. UPVC double glazed window to the rear elevation UPVC double glazed patio to the rear elevation.

Sunroom  
12'6" x 7'6"

Glazed construction with a polycarbonate roof. Access into the garden. Gas central heated radiator.

Reception Room/Bedroom Five  
9'6" x 23'8"

This room can provide a multiple of uses being part of the property extension. UPVC double glazed window to the front and rear elevation and a UPVC double glazed side patio door. Gas central heated radiator and a wall mounted boiler. Spotlights to the ceiling. This room requires floor coverings. This room could be a bedroom or living room.

Landing  
2'8" x 9'9"

Access to 5 rooms and the family bathroom.

Main Bedroom  
9'5" x 11'10"

Forming part of the property extension this room gives access to the dressing room and ensuite. Gas central heated radiator. UPVC triple glazed window to the front elevation.

En Suite  
6'2" x 4'6"

This room has been built with the view of it being an ensuite shower room, however only plaster boarded at the moment. Unfinished.





#### Bedroom Two

8'8" x 12'10"

UPVC double glazed window to the front elevation. Fitted wardrobes.

#### Bedroom Three

8'12" x 11'11"

UPVC double glazed window to the rear elevation. Gas central heated radiator. Fitted wardrobes.

#### Bedroom Four

9'5" x 6'8"

Part of the property extension. UPVC double glazed window to the rear elevation and gas central heated radiator. Floor coverings needed.

#### Dressing Room/Study

6'1" x 6'7"

This room could be used as a dressing room or small office. Connected to the main bedroom. Floor coverings needed.

#### Bathroom

5'8" x 7'3"

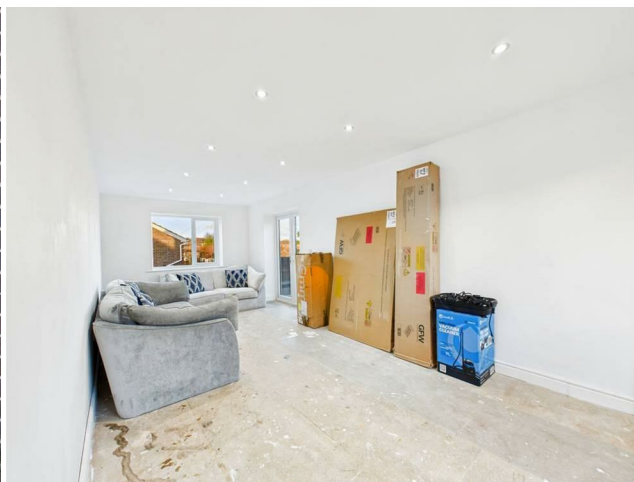
White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap and storage below. Panel bath with chrome taps. Tiles walls. Extractor fan. Central heated chrome towel rail. Tiled flooring.

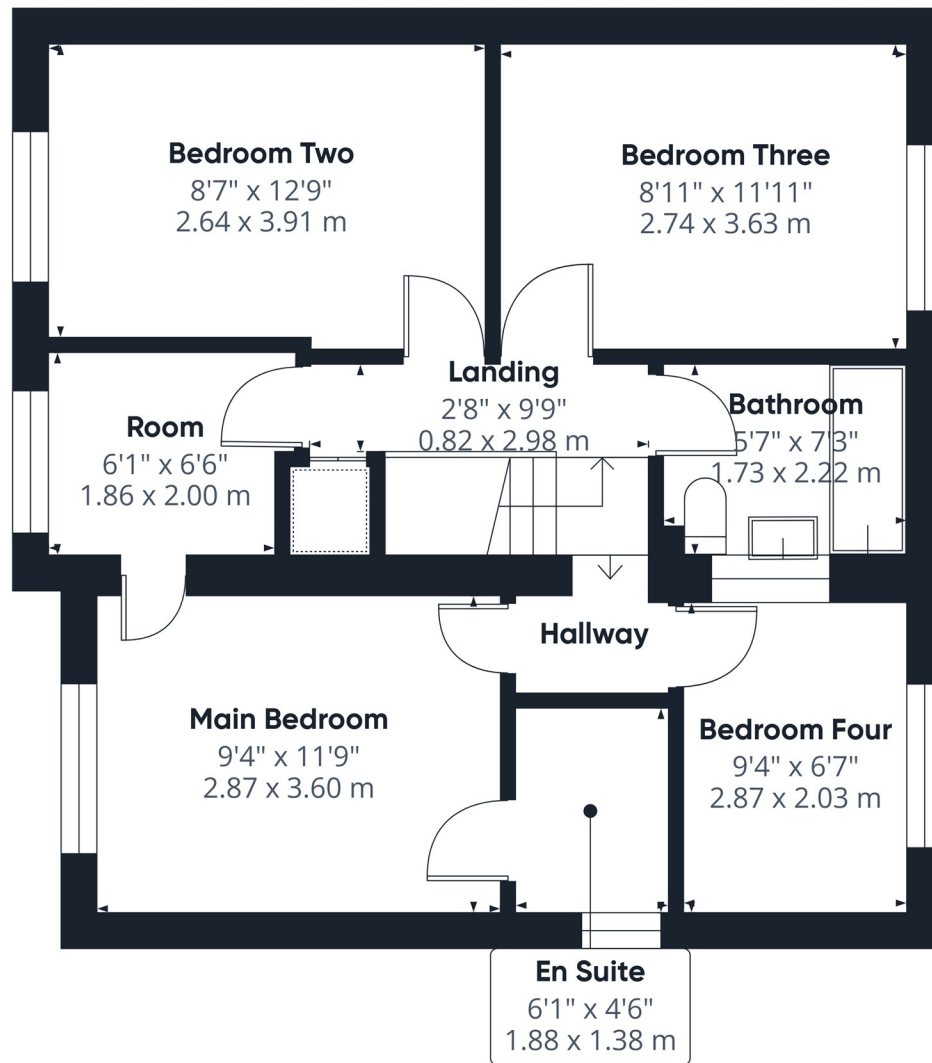
#### Garage

Ideal for parking or further storage. Up and over door

#### Garden

To the front side and rear. With lawned gardens and patio areas. There is a separate driveway and garage at the rear.





Floor 1

**Approximate total area<sup>(1)</sup>**

560 ft<sup>2</sup>  
52 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.

GIRAFFE360

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