3 Bed House - Semi-Detached located in

Pontefract

Offers In Excess Of £300,000

LOGIC REAL ESTATE

Highfield Road
Pontefract
WF8 4LL

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SHOW HOME STANDARD Fully modernised throughout, this property is not to be missed !

This three-Bedroom Traditional Semi-Detached Home in a Prime Location situated in one of Pontefract's most sought-after areas, in a show home standard and occupies a desirable corner position, offering privacy, space, and immaculate surroundings. Perfectly positioned and nearby to the town centre and some of the area's best schools, this property is ideal for families and professionals alike.
One of the standout features of this home is its wraparound garden, extending to three sides and meticulously maintained with lush lawns, mature hedges, and carefully tended planting—creating a private and peaceful retreat. The property's exclusivity is further enhanced by its well-established hedging, providing seclusion while still allowing natural light to filter through. Inside, the home retains its traditional charm and is presented with immaculate modern fixtures and fittings, while offering comfortable, spacious modern living.

The ground floor features an entrance hall, a generously sized lounge diner and a stunning modern kitchen with ample storage. Large windows with shutters allow plenty of natural light. Upstairs, there are three well-proportioned bedrooms and a loft space ideal for growing families or those needing extra space for a home office. A family bathroom completes the first floor, offering both style and functionality.
Externally, the property benefits from a private driveway and a detached large garage, providing ample parking and storage options. The home's location is second to none, with easy access to local amenities, excellent transport links, and highly regarded schools, making this a fantastic opportunity to secure a forever home in this highly desirable area of Pontefract. the garden also benefits from an outside garden tap and plug sockets. An early viewing is recommended to appreciate the space, privacy, and character this home has to offer!

Hallway
13'2" x 5'10"
Access to the kitchen, lounge/diner and the stairs leading to the first floor. Carpeted throughout. Central heated radiator. UPVC double glazed frosted window to the side elevation.

Lounge/Diner
26'8" x 11'1"
Feature fireplace with hearth and surround. Double French doors leading to the rear garden with shutters. UPVC double glazed bay window looking to the front of the property. Carpeted throughout. Central heated radiator.

Kitchen
9'6" x 9'1"
Range of high and low level kitchen units with tiled splashback and complimentary granite worktops. Integrated appliances such as oven with five ring hob and extractor hood over. Wine fridge. Washing machine and dryer. Sink with drainer and chrome mixer tap. Side access door to the garden. Access to the pantry. Wood effect flooring. UPVC double glazed window to the rear elevation and the side elevation with shutters.

Landing
7'9" x 3'3"
Access to all three bedrooms, bathroom and loft space/office. Carpeted throughout. UPVC double glazed frosted window to the side elevation.

Bedroom One
14'4" x 9'5"
Carpeted throughout. Central heated radiator. UPVC double glazed bay window to the front elevation.

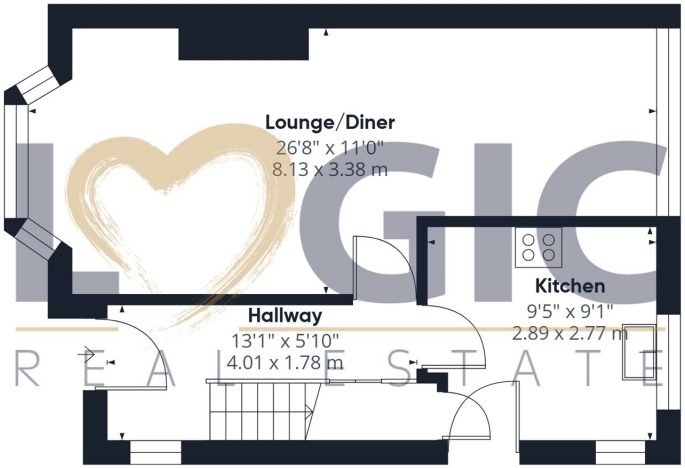
Bedroom Two
12'5" x 9'10"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear of the property with shutters.

Bedroom Three
7'10" x 7'8"
Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

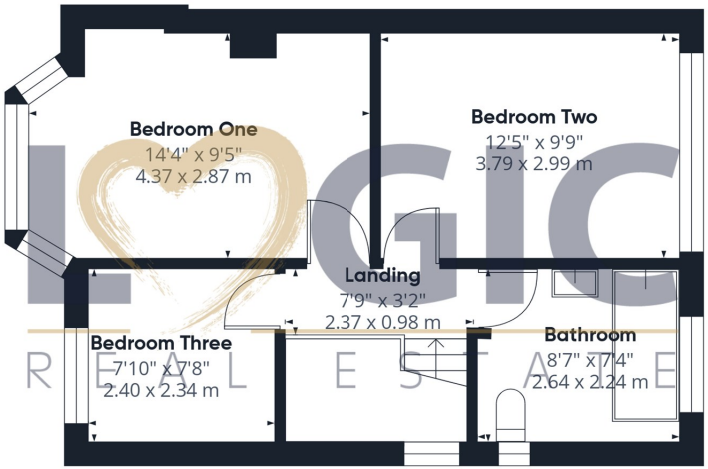
Bathroom
8'8" x 7'4"
White suite comprising of panel bath with chrome taps and mains feed shower. Wash hand basin with chrome mixer tap. Mood lighting. WC with low level flush. Central heated chrome towel rail. Complimentary full height wall tiling and floor tiling. UPVC double glazed frosted widow to the rear and side elevation with shutters.

Loft/Office Space
9'9" x 12'2"
Built in storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed skylight to the side elevation.

Garage
Electric up and over garage door. Has plug sockets.



Floor 0



Floor 1

Floor 2

Approximate total area(1)

939 ft²

87.2 m²

Reduced headroom

58 ft²

5.4 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.

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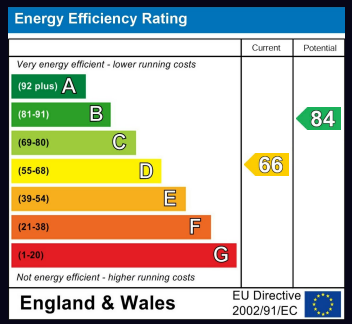

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