



3 Bed  
House - Semi-  
Detached  
located in  
Pontefract  
£210,000



Rookhill Drive  
Pontefract  
WF8 2BT

**\*\*CORNER PLOT\*\*PARKING FOR SEVERAL CARS\*\*GARDENS TO THREE SIDES\*\***

A spacious three-bedroom semi-detached home occupying a generous corner plot, offering excellent front and rear gardens and superb outdoor space rarely found with properties of this type.

Beautifully presented throughout, the home features a bright open-plan lounge and dining area alongside a modern fitted kitchen, creating an ideal layout for both everyday living and entertaining. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property's corner position provides extensive gardens to the front and rear, along with useful outbuildings offering additional storage or potential for hobby or workspace use.

Homes presented to this standard and offering such generous outside space appeal to a wide range of buyers, including first-time buyers, families, and downsizers seeking well-maintained accommodation in a convenient location. The property is ideally placed for highly regarded schools, local shops, the town centre, hospital, and motorway networks, all within easy reach.

Early viewing is highly recommended to fully appreciate the space and presentation on offer.

Entrance Hall  
8'3" x 5'10"

Access to living room diner and the kitchen. Wood effect flooring. UPVC double glazed frosted window to the front.

Living Room Diner  
21'8" x 12'10"

Wood effect flooring. Central heated radiator. UPVC double glazed window to the front. UPVC double glazed French doors leading to the rear garden.

Kitchen  
9'9" x 8'10"

Modern range of high and low level kitchen units with integrated appliances including dishwasher, washing machine, fridge/freezer, cooker, electric hob and extractor hood. Stainless steel sink with drainer and chrome mixer tap. Tiled flooring. UPVC double glazed window to the rear.

Hallway  
3'3" x 2'7"

Access to the downstairs WC. Access door leading to the rear of the property. Tiled effect flooring.

WC  
4'11" x 2'7"

Two in one WC with low level flush and chrome mixer tap over wash hand basin. Tiled effect flooring. UPVC double glazed frosted window to the rear aspect.





Landing  
4'1" x 12'

Access to all three bedrooms and the house bathroom.  
Carpeted throughout. UPVC double glazed frosted window to the side elevation.

Main Bedroom  
11'5" x 12'6"

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

Bedroom Two  
9'12" x 9'7"

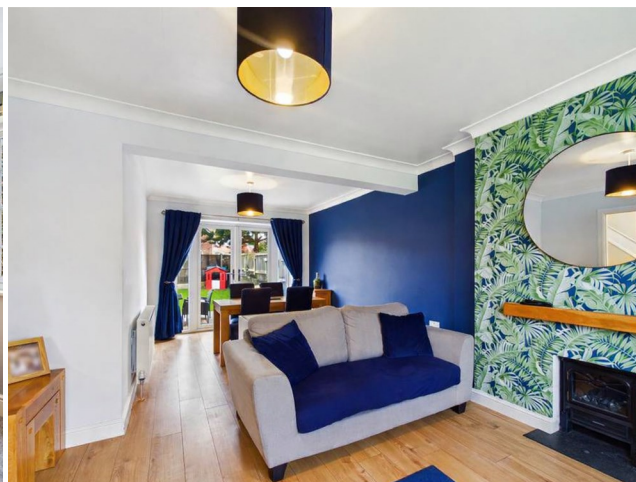
Wood effect flooring. Central heated radiator. UPC double glazed window to the rear.

Bedroom Three  
10'3" x 8'11"

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

Bathroom  
5'6" x 8'8"

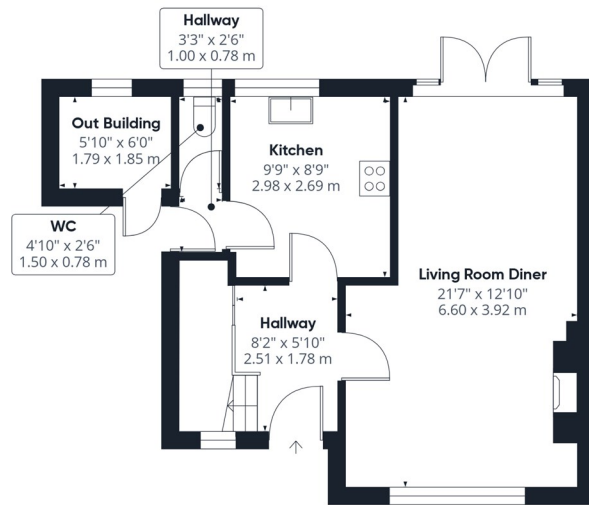
White suite comprising of wash hand basin with chrome mixer tap. WC with low level flush. panel bath with chrome taps and mains feed shower. Extractor fan. Tiled flooring. Central heated chrome towel rail. UPVC double glazed frosted window to the rear and side elevation.



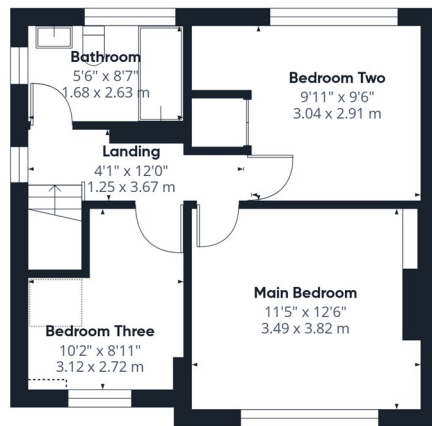
External

The property enjoys a generous, well-maintained rear garden, mainly laid to lawn, providing an excellent outdoor space for families, entertaining, or relaxing. Enclosed by timber fencing and brick boundary walls, the garden offers a good degree of privacy and security, making it ideal for children and pets.

A paved patio area sits directly to the rear of the house, creating a perfect spot for outdoor dining and seating, with ample room for garden furniture and potted plants. The lawn extends the full length of the plot, offering plenty of space for play equipment, landscaping, or further outdoor features if desired.



Floor 0



Floor 1



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

895 ft<sup>2</sup>  
83 m<sup>2</sup>

**Reduced headroom**

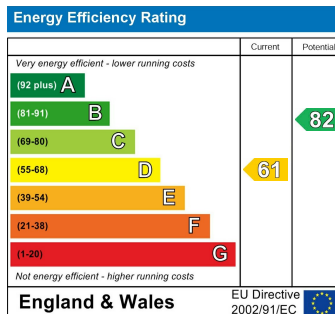
1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(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



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