



3 Bed  
House - Semi-  
Detached  
located in  
Pontefract  
Guide Price £220,000



Smyth Lane  
Pontefract  
WF8 2FS

**\*\*GUIDE PRICE £220,000 - £230,000\*\*SOUGHT AFTER  
RESIDENTIAL DEVELOPMENT\*\*LOCAL AMENITIES INCLUDING  
SUPERMARKETS AND PRIMARY SCHOOLS WITHIN WALKING  
DISTANCE\*\***

Situated within the newly built and highly sought-after Ashmeade Park development in Pontefract, this modern three-bedroom semi-detached home occupies a pleasant cul-de-sac position in an extremely desirable residential area.

Beautifully presented throughout, the property offers stylish and contemporary living accommodation ideal for a wide range of buyers. To the front, there is a double driveway providing ample off-street parking, while to the rear you will find a thoughtfully landscaped garden — perfect for relaxing, entertaining, or family enjoyment.

Internally, the layout is both practical and versatile. The property benefits from three well-proportioned bedrooms, with the main bedroom featuring fitted wardrobes and a private en-suite shower room, creating a comfortable and private retreat. The overall flow of the home is designed to suit modern lifestyles.

The location further enhances the appeal, being within close proximity to well-regarded local schools, shops, and restaurants. For commuters, excellent transport links are easily accessible, with the A1 and M62 motorways nearby, making travel across the region straightforward and convenient.

Properties within this development are consistently in high demand. An early viewing is highly recommended to fully appreciate everything this home has to offer.

Hallway  
11'10" x 3'2"  
Access to WC, kitchen and living room. Wood effect flooring.  
Central heated radiator.

WC  
5' x 3'1"  
WC with low level flush. Wash hand basin with chrome mixer tap.  
Extractor fan. Central heated radiator.

Kitchen  
11'10" x 8'  
Range of high and low level kitchen units with integrated appliances including fridge/freezer, dishwasher, oven, four ring hob and extractor hood. Sink with drainer and chrome kitchen tap. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front of the property.

Living Room  
14'10" x 14'12"  
Access to storage cupboard. Wood effect flooring. Central heated radiator. UPVC double glazed French doors leading to the rear garden.

Landing  
12'1" x 2'7"  
Access to all three bedrooms and the house bathroom. Carpeted throughout. Central heated radiator.

Main Bedroom  
11'11" x 8'6"  
Access to en suite. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

En Suite  
4'4" x 8'5"  
White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Shower cubicle with mains feeds shower. Extractor fan. Wood effect flooring. Central heated radiator.

Bedroom Two  
10'1" x 8'5"  
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.





### Bedroom Three

8'9" x 6'3"

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

### Bathroom

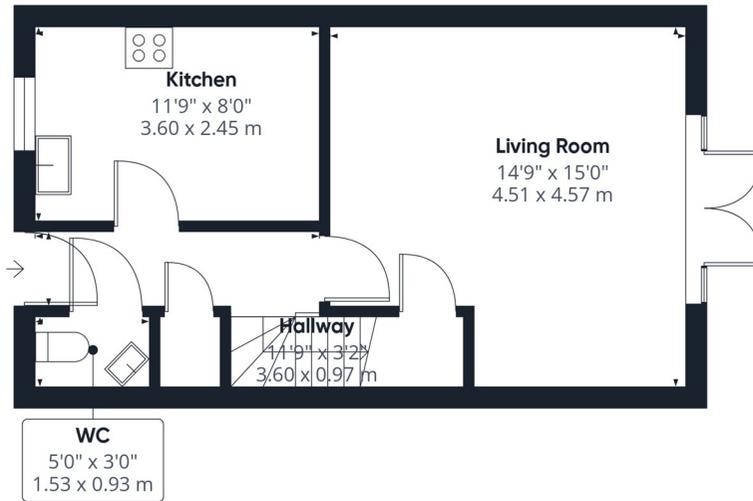
7' x 6'2"

White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Panel bath with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the front elevation.

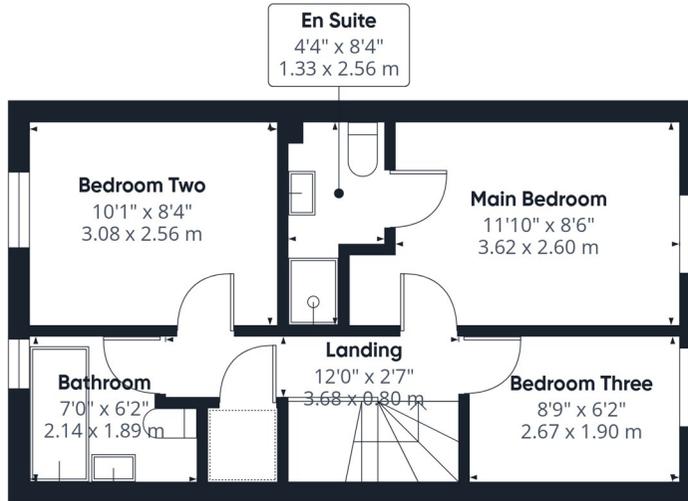
### External

To the front of the property is a Tarmac driveway. Gated access down the side of the property leads to an enclosed rear garden which is mainly laid to lawn with a paved patio.





Floor 0



Floor 1

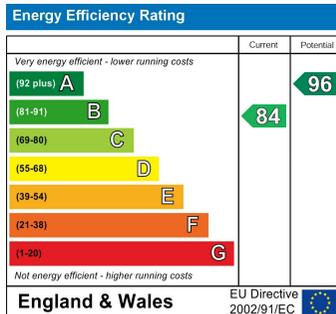


**Approximate total area<sup>(1)</sup>**  
748 ft<sup>2</sup>  
69.4 m<sup>2</sup>

(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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