



3 Bed
House - Semi-
Detached
located in
Pontefract
£190,000



LOGIC
REAL ESTATE

Pease Close
Pontefract
WF8 3QA



Lead In

Offered to the market with no onward chain, this well-proportioned three-bedroom semi-detached home presents an excellent opportunity for a range of buyers, including families, first-time purchasers, and investors alike.

The property is ideally situated in a sought-after residential location, conveniently positioned close to a selection of highly regarded schools, local amenities, and transport links, making it perfectly suited for modern family living.

Internally, the accommodation offers a practical and versatile layout, with well-balanced living spaces throughout. To the ground floor, there is a bright and welcoming living area alongside a fitted kitchen with views over the rear garden. To the first floor, the property benefits from three well-sized bedrooms and a family bathroom.

Externally, the home continues to impress with a generous driveway providing off-road parking for multiple vehicles. The front garden is neatly presented, while the rear garden offers a private and enclosed space, ideal for outdoor entertaining, relaxation, or family use.

Early viewing is highly recommended to fully appreciate the potential, location, and overall appeal this property has to offer.

Living Room Diner

10'10" x 22'2"

Access to the kitchen. Carpeted throughout. Central heated radiator. UPVC windows to the front and rear elevations.

Kitchen

7'3" x 7'7"

Range of high and low level kitchen units. Space for fridge freezer and oven. Option to reconnect plumbing for washing machine. Sink with drainer and tap. UPVC door giving access to the side of the property. Tiled effect flooring. Central heated radiator. UPVC window to the rear elevation.

Landing

2'6" x 6'6"

Access to all three bedrooms, WC and the bathroom. Carpeted throughout.

Bedroom One

10'11" x 13'1"

Built in storage cupboards. Carpeted throughout. UPVC windows to the front elevation.

Bedroom Two

10'8" x 8'10"

Carpeted throughout. Central heated radiator. UPVC windows to the rear elevation.

Bedroom Three

7'3" x 10'3"

Built in storage cupboard. Carpeted throughout. Central heated radiator. UPVC window to the rear elevation.



Bathroom 7'4" x 4'10"

White suite comprising of panel bath with chrome taps and electric shower. Wash hand basin with chrome taps. Central heated radiator. UPVC frosted window to the rear aspect.

WC

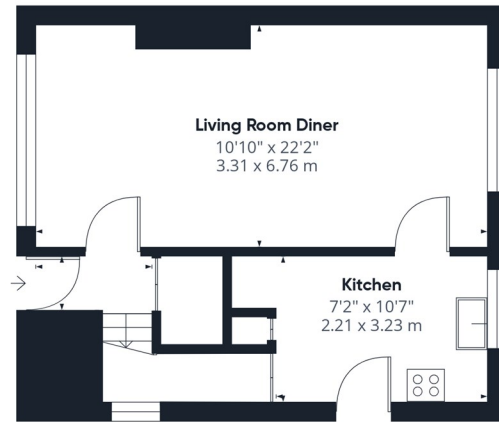
WC with low level flush. UPVC frosted window to the side aspect.

External

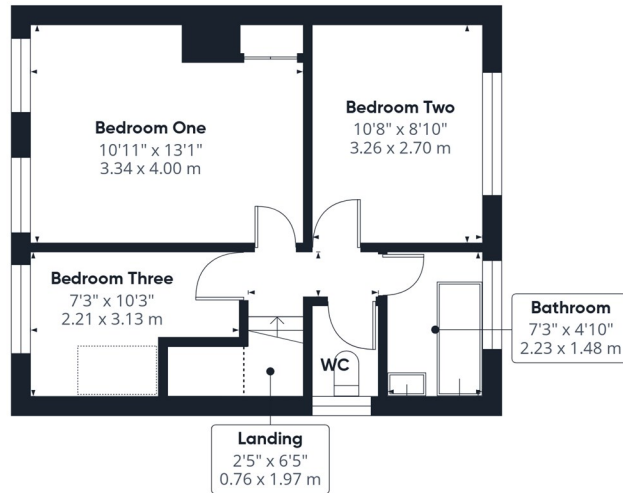
The property is approached via a generous concrete driveway providing ample off-road parking for multiple vehicles, extending along the side of the house towards the rear. The front garden is mainly laid to lawn and complemented by well-maintained hedging and established shrubs, creating an attractive and welcoming frontage.

The rear of the property boasts a beautifully maintained and mature garden, offering a high degree of privacy. Predominantly laid to lawn, the garden is bordered by a variety of established hedges, shrubs, and flowering plants, adding colour and character throughout. A patio area sits adjacent to the property, ideal for outdoor seating and entertaining. The overall plot offers excellent outdoor space, perfect for families and keen gardeners alike.





Floor 0



Floor 1



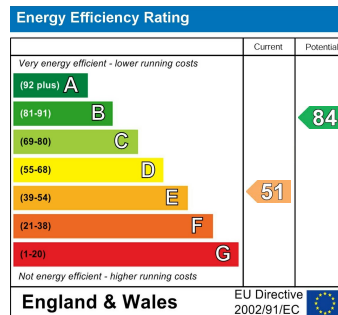
Approximate total areaⁿ
742 ft²
69 m²

(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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