



3 Bed  
House - Semi-  
Detached  
located in  
Pontefract  
Offers Over £240,000



Pear Tree Close

Pontefract

WF8 4RL



#### Lead In

This charming semi-detached home combines comfort, space, and practicality, making it an excellent choice for families or anyone looking for additional room to grow. The property features three well-sized bedrooms and a welcoming reception room, creating a cosy and inviting setting for both relaxing and entertaining.

The ground floor comprises a spacious lounge/dining area alongside a fitted kitchen, while the first floor offers three bedrooms and a family bathroom.

Externally, the property is accessed via a paved pathway and a gravelled driveway, providing an attractive, low-maintenance frontage. A lawned garden with established shrubs adds greenery to the front aspect, while boundary walls and fencing enhance privacy and definition. Timber gates lead to a wide side pathway, giving access to a detached single garage.

To the rear, there is a generously proportioned garden, mainly laid to lawn, offering plenty of space for outdoor living, family activities, or future landscaping projects. Enclosed by timber fencing, the garden provides a private and secure environment for children and pets, with excellent potential to create a patio, entertaining space, or peaceful garden retreat.

Positioned within a pleasant cul-de-sac, the property enjoys convenient access to local amenities, schools, parks, and excellent transport connections, making it particularly appealing to both commuters and families.

#### Hallway

5'10" x 11'4"

Wood effect flooring. Central heated radiator. Access to the living room and kitchen.

#### Living Room Diner

12'2" x 21'12"

Carpeted throughout. Central heated radiator. Dual aspect UPVC double glazed window to the front and rear.

#### Kitchen

8'7" x 10'1"

Range of high and low level kitchen units with laminate work tops. Integrated oven with five ring hob and stainless steel extractor hood over. One and a half bowl chrome sink with drainer and chrome mixer tap over. Access to pantry cupboard. UPVC side door access to the rear garden. Wood effect flooring. UPVC double glazed window to the rear exterior.

#### Landing

5'7" x 8'6"

Carpeted throughout. UPVC double glazed window to the side elevation.

#### Main Bedroom

10'2" x 12'1"

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

#### Bedroom Two

10' x 9'7"

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



### Bedroom Three

8'2" x 7'6"

Wood effect flooring. Central heated radiator. UPVC double glazed window to the front exterior.

### Bathroom

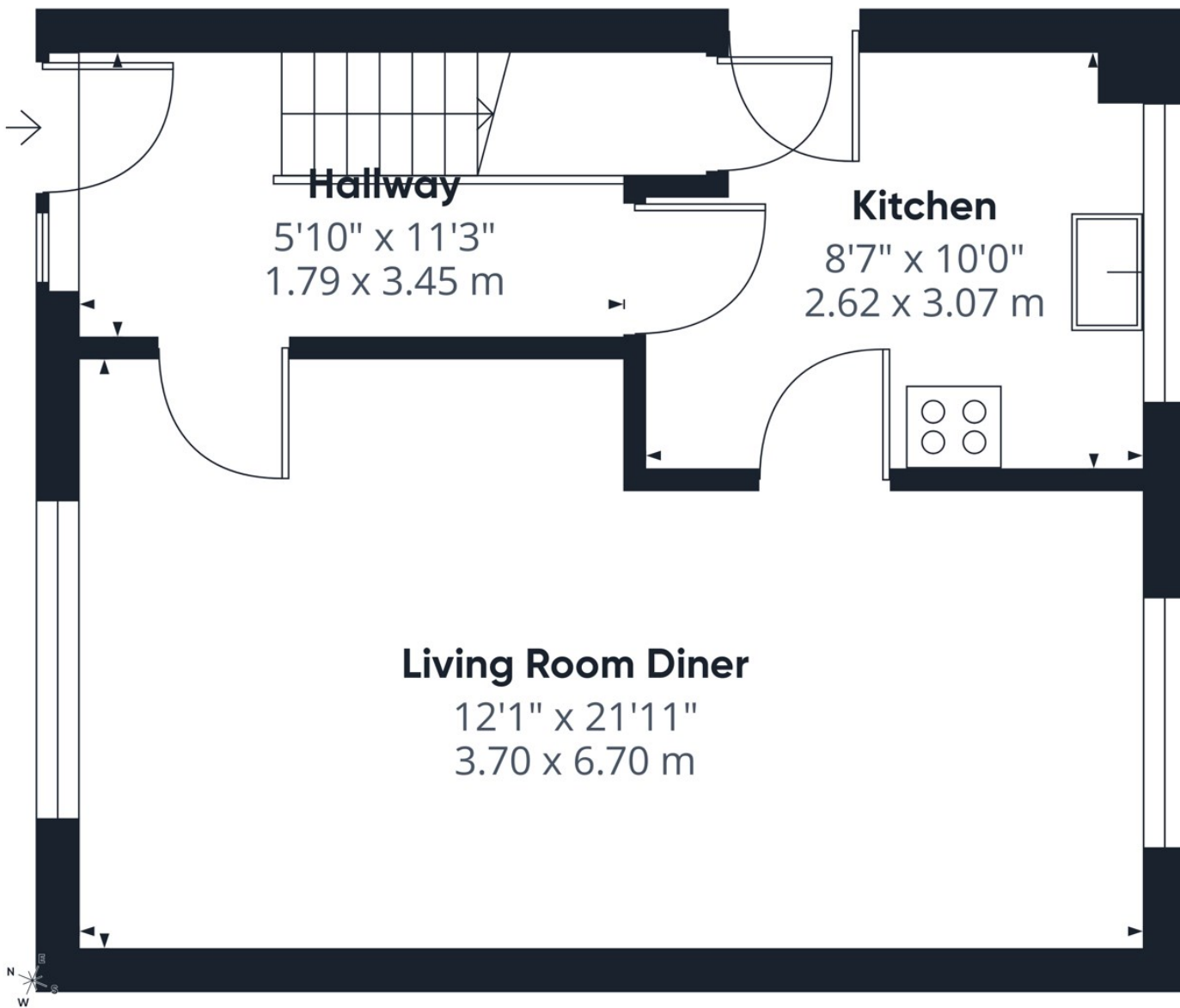
8'3" x 5'6"

White suite comprising of panel bath with chrome mixer tap over and mains feed shower with half shower screen. Wash hand basin with chrome mixer tap. WC with low level flush. Complimentary tiles to the wall. Chrome central heated towel rail. Dual aspect UPVC frosted double glazed window to the side and front elevation.

### External

The property is approached via a low-maintenance driveway incorporating gravelled sections and paved pathways, providing off-street parking. A lawned front garden with established shrubs adds an attractive touch of greenery, while gated side access leads through to the rear garden and detached garage. Boundary walls and fencing offer additional privacy and definition. To the rear, the property enjoys a generously sized enclosed garden, predominantly laid to lawn, offering excellent potential for outdoor entertaining, family use, or future landscaping.





Floor 0

Approximate total area<sup>(1)</sup>  
 397 ft<sup>2</sup>  
 36.9 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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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