



3 Bed
House - Semi-
Detached
located in
Pontefract
£175,000



LOGIC
REAL ESTATE

Churchbalk Lane
Pontefract
WF8 2QF



Lead In

Offered to the market with no onward chain, this substantial three double bedroom semi-detached home presents an exciting opportunity for buyers seeking a property with exceptional potential. Having been thoughtfully extended to both the ground and first floors, this home offers significantly more living accommodation than others on the street, creating an impressive family home with generous proportions throughout.

While the property would benefit from a programme of refurbishment and modernisation, it is perfectly liveable in its current condition and is currently occupied, making it an ideal purchase for those looking to renovate over time or unlock its full potential.

The spacious ground floor boasts generously sized reception rooms, providing versatile living and entertaining space, while upstairs offers three excellent double bedrooms. Externally, the property enjoys gardens to both the front and rear, a private driveway, and a large garden shed offering excellent storage or workshop potential.

Situated in an exceptionally sought-after location, the property is conveniently positioned close to the town centre, hospital, local shops, train station, bus routes, and a selection of highly regarded schools, making it ideal for families, commuters, and professionals alike.

This versatile home will appeal to a wide range of buyers, including first-time purchasers looking to create their dream home, investors seeking to add value and increase rental yield, and landlords searching for a fantastic long-term investment opportunity.

Properties of this size and potential in such a desirable location rarely remain available for long. Early viewing is highly recommended.

Available with no onward chain. Contact Logic Real Estate today to arrange your viewing.

Entrance Hall

6'3" x 5'10"

Access to living room, kitchen and the stairs leading to the first floor. Carpeted throughout. Central heated radiator.

Kitchen

13'1" x 9'1"

A range of high and low level kitchen units. Integrated oven with hob. One and half bowl sink with drainer and chrome mixer tap. Option to reconnect plumbing for washing machine. Door leading out to the side of the property. Access to the living room. Wood effect flooring. UPVC double glazed windows to the side and rear elevation.

Living Room

19'8" x 10'5"

Access to the kitchen, entrance hall and lounge. Feature fire with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Lounge

9'11" x 11'3"

Access to sun room. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Sunroom

5'6" x 7'10"

Door giving access to the rear garden. UPVC double glazed windows to the rear elevation.



Landing

3'4" x 9'7"

Access to all three bedrooms, house bathroom, WC and the fully boarded loft. Carpeted throughout.

Bedroom One

19'10" x 11'4"

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

Bedroom Two

10'6" x 10'6"

Built in cupboards for storage. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Three

12'11" x 9'3"

Built in storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bathroom

6'5" x 5'5"

White suite comprising of panel bath with taps. Wash hand basin with mixer tap. Partially tiled walls. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

WC

2'9" x 4'11"

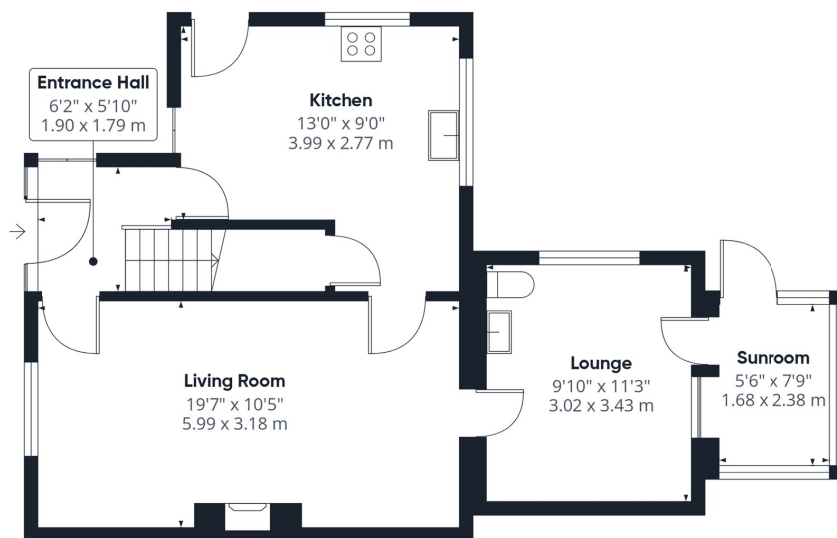
WC with low level flush. UPVC double glazed frosted window to the rear aspect.

External

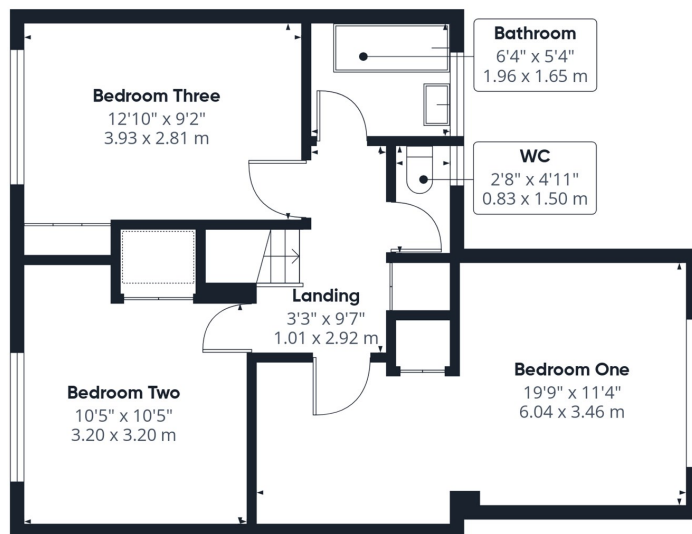
To the front, the property is approached through decorative double gates, opening onto a generous private driveway providing off-road parking. Established hedging to either side creates a good degree of screening and privacy. The driveway continues towards the property and provides access to the side and rear, creating a practical and secure external space this also benefits from a Pod Point EV charger.

To the rear, the property benefits from a versatile enclosed garden, offering excellent scope for keen gardeners and those looking to create their own outdoor entertaining space. The garden currently features a combination of paved areas, with a substantial heavy duty garden shed providing useful external storage.





Floor 0



Floor 1



Approximate total area⁽¹⁾
1084 ft²
101 m²

(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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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