Glen Rise

Pontefract

WF8 2FA

Guide Price £350,000

LOGIC REAL ESTATE

4 Bed

House - Detached

4

2

1

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Lead In
This stunning four-bedroom detached home is beautifully presented throughout to an exceptional, show-home standard, offering spacious and stylish accommodation ideal for a wide range of buyers.

The ground floor provides a modern and versatile layout, including a separate lounge and a contemporary fitted kitchen. Part of the garage has been cleverly converted and opened into the kitchen, creating valuable additional living space while still retaining useful garage storage.

Upstairs, the property boasts four spacious bedrooms, with the impressive master bedroom benefiting from its own en-suite bathroom and walk-in wardrobe. A modern family bathroom completes the first-floor accommodation.

Externally, the property continues to impress with a double driveway and an attractive enclosed rear garden, perfect for families and entertaining. A fantastic garden salon provides additional usable space and could easily suit a variety of purposes, including a home office, beauty room, studio, gym or entertaining space.

Situated in the sought-after Stump Cross area of Pontefract, the property is ideally located for local schools, shops and amenities, while excellent motorway links and nearby train stations make it a great choice for commuters.

With its combination of size, style, condition and location, this beautiful home is sure to attract a high level of interest. Early viewing is highly recommended to fully appreciate everything Glen Rise has to offer.

Hallway
6'8" x 11'6"
Access to the living room, kitchen diner, WC and stairs leading to the first floor. Wood effect flooring. Central heated radiator.

Living Room
14'8" x 12'5"
Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevations.

Kitchen Diner
9'4" x 27'11"
A modern range of high and low level kitchen units in shaker style with integrated appliances including double oven, hob, dishwasher, washing machine and two fridge freezers. One and half bowl sink with drainer and chrome mixer tap. Access to the garage. UPVC double glazed French doors leading to the rear garden. UPVC door leading to the rear garden. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

WC
4'10" x 6'
WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator.

Garage
11'11" x 10'
Roller door. Central heated radiator.

Landing
4'6" x 5'6"
Access to all four bedrooms, the house bathroom and loft. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

Bedroom One
10' x 12'6"
Access to en suite and walk in wardrobe. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

En Suite
6'11" x 6'10"
A white suite comprising of a shower cubicle with mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Partly tiled walls. Extractor fan. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the front aspect.

Walk In Wardrobe
4' x 5'6"
Carpeted throughout.

Bedroom Two
11'4" x 10'12"
Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Three
10'6" x 12'2"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

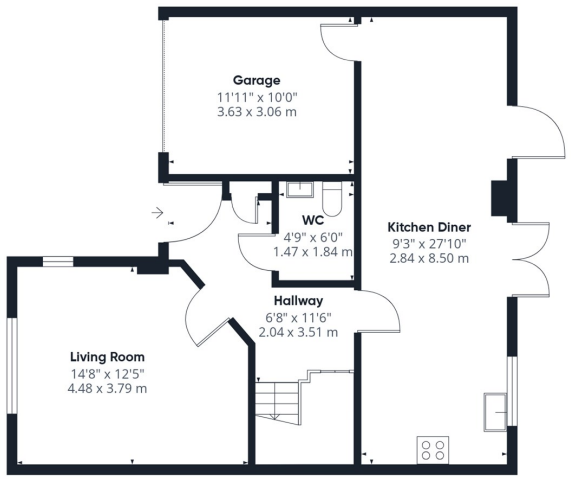
Bedroom Four
9'4" x 8'4"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bathroom
5'11" x 6'11"
White suite comprising of panel bath with chrome taps and shower attachment. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Partly tiled walls. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

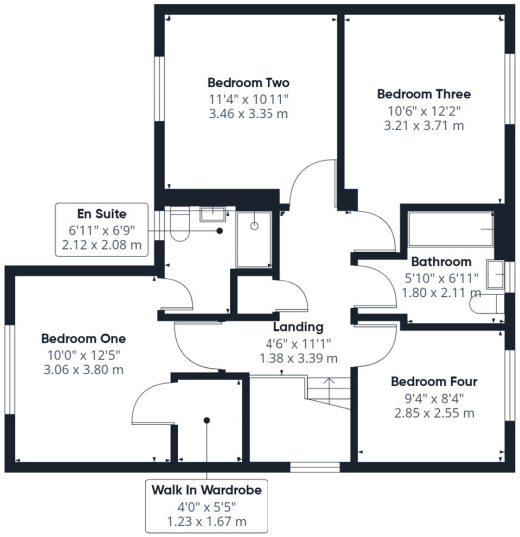
Office
9'5" x 9'6"
Full electrics throughout. Spotlights to the ceiling. Wood effect flooring.

External
An attractive and imposing detached family home with a smart brick-built exterior and excellent kerb appeal. The property benefits from a generous driveway providing ample off-road parking, with an integral garage and a welcoming covered entrance. Mature evergreen planting provides an attractive finish and additional screening to the front.

To the rear is a generous, fully enclosed garden, predominantly laid to lawn with paved areas providing space for outdoor seating and entertaining. A particular highlight is the impressive beauty salon/office with glazed double doors and additional storage. This versatile space could also suit a gym, studio or hobby room, making the garden a fantastic extension of the home.



Floor 0 Building 1

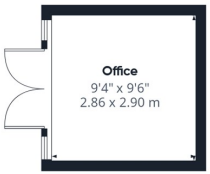


Floor 1 Building 1

Approximate total area(1)

1462 ft²

135.9 m²



Floor 0 Building 2

(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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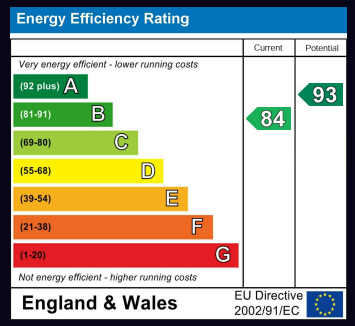

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