

3 Bed
House - Semi-Detached
located in
Pontefract

£260,000







LOGIC
REAL ESTATE

Westfield Avenue

Pontefract

WF8 4NN

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Lead In
Situated on a sought-after street on the south side of Pontefract, this traditional three-bedroom semi-detached home is well placed for the town centre, local shops and schools, as well as the popular Carleton area.

The property offers two spacious reception rooms, a kitchen, two double bedrooms, a single bedroom and a house bathroom. Requiring modernisation, it presents an excellent opportunity for buyers to add their own style and is attractively priced to reflect the work needed.

Outside, there are front and rear gardens, along with a driveway for off-street parking. Offered with no onward chain, this home is expected to generate strong interest, so early viewing is essential.

Entrance Hall
6'4" x 12'3"
Access to dining room, living room, kitchen and stairs leading to the first floor. Carpeted throughout. Central heated radiator.

Dining Room
11'1" x 12'8"
Feature fire with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed bay window to the front elevation.

Living Room
11'1" x 12'5"
Feature fire with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed French doors leading to the rear garden.

Kitchen
6'6" x 8'8"
A rang of high and low level kitchen units with integrated oven, hob, extractor hood and dishwasher. Sink with drainer and chrome mixer tap. UPVC double glazed door leading to the side exterior. Tiled effect flooring. UPVC double glazed window to the rear elevation.

Landing
6'4" x 9'8"
Access to all three bedrooms and the house bathroom. Carpeted throughout. UPVC double glazed frosted window to the side aspect.

Bedroom One
11'4" x 12'3"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Two
11'2" x 12'6"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.





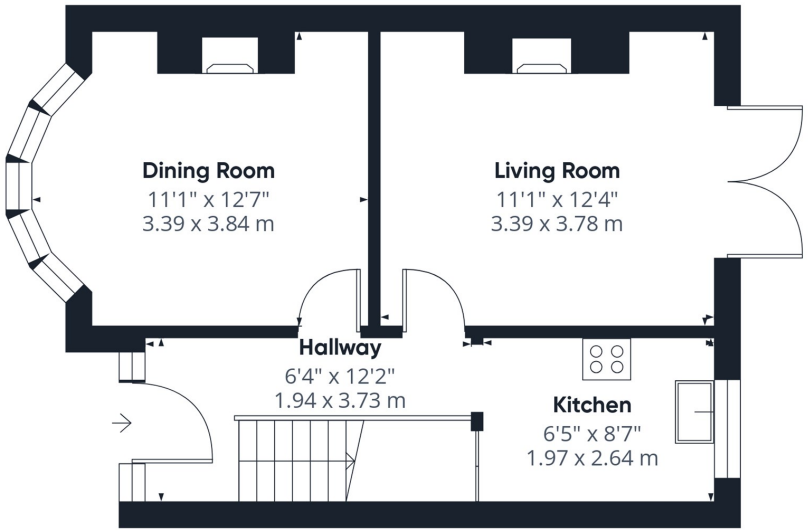


Bedroom Three
6'4" x 6'7"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

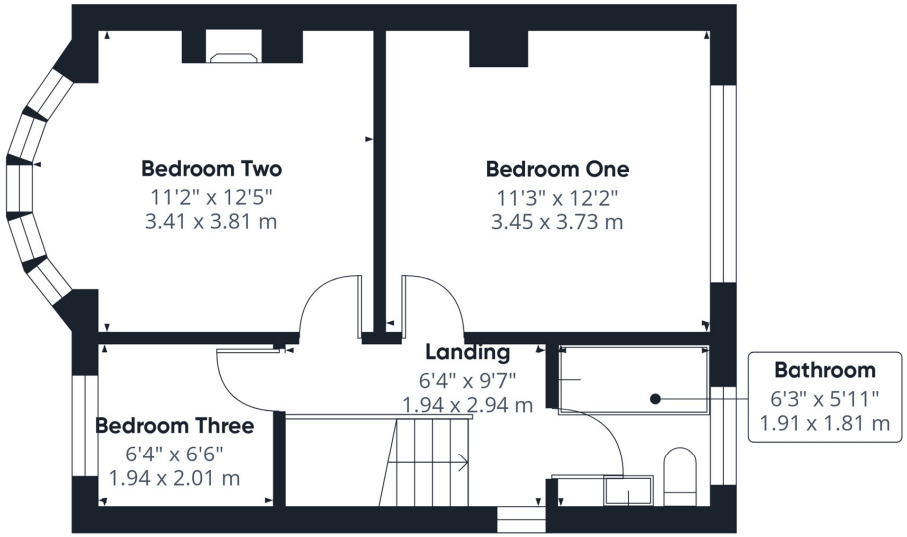
Bathroom
6'3" x 5'11"
White suite comprising of panel bath, shower screen, chrome taps and electric shower. Wash hand basin with chrome taps. WC with low level flush. Partly tiled walls. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

External
A generous driveway provides ample off-road parking, complemented by a neatly maintained lawn and established planted borders. Timber fencing defines the boundaries, while gated side access leads through to the rear of the property.

To the rear is a generously proportioned, enclosed garden, predominantly laid to lawn and bordered by an attractive variety of mature trees, shrubs and established planting, offering a pleasant degree of privacy. A paved patio area provides an ideal setting for outdoor dining, entertaining and relaxation, with ample space for garden furniture. The garden enjoys an open, spacious feel, with timber fencing to the boundaries and gated access to the side of the property.



Floor 0





Floor 1

Approximate total area(1)

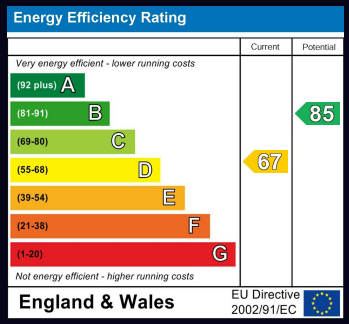
787 ft²

73.1 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.

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