

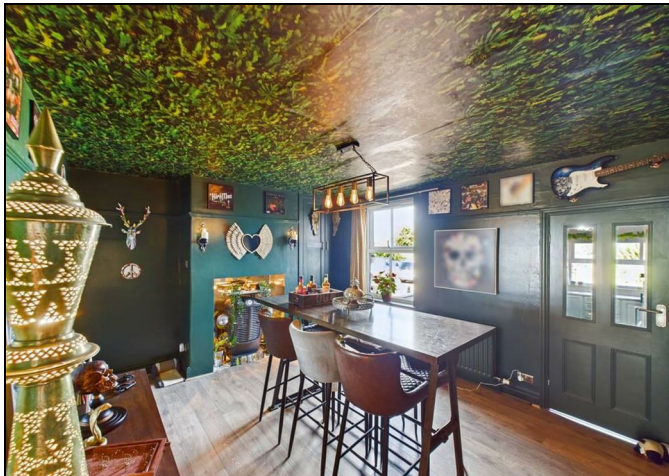
... Your proactive estate agent



Halfpenny Lane, Pontefract, WF8 4AY
Offers Over £260,000

Park Row

This immaculately presented three-bedroom semi-detached property has been tastefully renovated throughout, offering the perfect blend of modern upgrades and traditional charm.



GROUD FLOOR ACCOMMODATION

Hallway

0.93 x 4.71 (3'1" x 15'5")

Upvc double glazed door to the front elevation. Gas central heated radiator. Stairs to the first floor. Door to the dining room and door to the lounge.



Living Room

3.78 x 3.64 (12'5" x 11'11")

Upvc double glazed windows to the front elevation. Gas central heated radiator. Wall lights.



Kitchen

2.39 x 4.39 (7'10" x 14'5")

UPVC double glazed stable data to the rear elevation, UPVC double glazed windows to the rear and side elevations. A range of wall and base kitchen units with complementary work surfaces over. Space for a wine fridge, washing machine, cooker and space for a fridge freezer. Stainless steel sink drainer and mixer tap. Partly tiled walls, gas central heated radiator.



Dining Room

4.49 x 3.90 (14'9" x 12'10")

UPVC double glazed window to the rear elevation, gas central heated radiator. Storage Cupboard. Inset chimney space.



Landing

1.69 x 3.05 (5'7" x 10')

Access to 3 bedrooms. UPVC double glazed window to the side elevation. Access to the bathroom. Gas central heated radiator. Loft accessibility from the landing which had been boarded out to create more storage, has electrics and ladder access.

Bedroom Two

2.89 x 2.78 (9'6" x 9'1")

UPVC double glazed window to the front elevation, gas central heated radiator.



Bedroom Three / Walk In Wardrobe

2.02 x 3.69 (6'8" x 12'1")

UPVC double glazed window to the front elevation. Gas central heated radiator. ** please note this room is

currently used as a walk-through from bedroom one as a dressing area. **



Bedroom One

3.14 x 3.73 (10'4" x 12'3")

UPVC double glazed window to the rear elevation., access door into the dressing area (bedroom three)



Bathroom

1.63 x 2.53 (5'4" x 8'4")

Bath with a shower over and waterfall attachment. Partly tiled walls. Toilet with a low-level flush. Sink with a mixer tap and vanity drawer below. Wall mounted mirrored cabinet. Spotlights to the ceiling, low level sensor lights. UPVC double glazed window. Tiling to the flooring.



Garden

To the front of the property, there is a landscape garden with paving pebbled garden and plants and shrubs set back from the main road with an enclosed gated boundary and access up leads to the entrance door.

The garden to the rear has two separate areas with a shared access driveway through the middle provide an access to (Neighbour) in properties. Outdoor sockets and lights. There is a courtyard garden which sits beside the kitchen. And then the bottom garden has been landscape beautifully in tiered sections. Having decking areas, lawned gardens, patio areas, mature plants and shrubs with decorative stone. A blocked paved driveway provides parking for several vehicles.

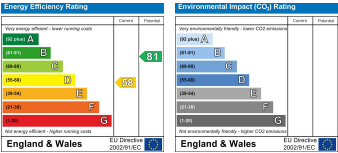


T 01977 791133
W www.parkrow.co.uk

17-19 Cornmarket, Pontefract, West Yorkshire, WF8 1AN
pontefract@parkrow.co.uk



T 01977 791133
W www.parkrow.co.uk
17-19 Cornmarket, Pontefract, West Yorkshire, WF8 1AN
pontefract@parkrow.co.uk



Park Row