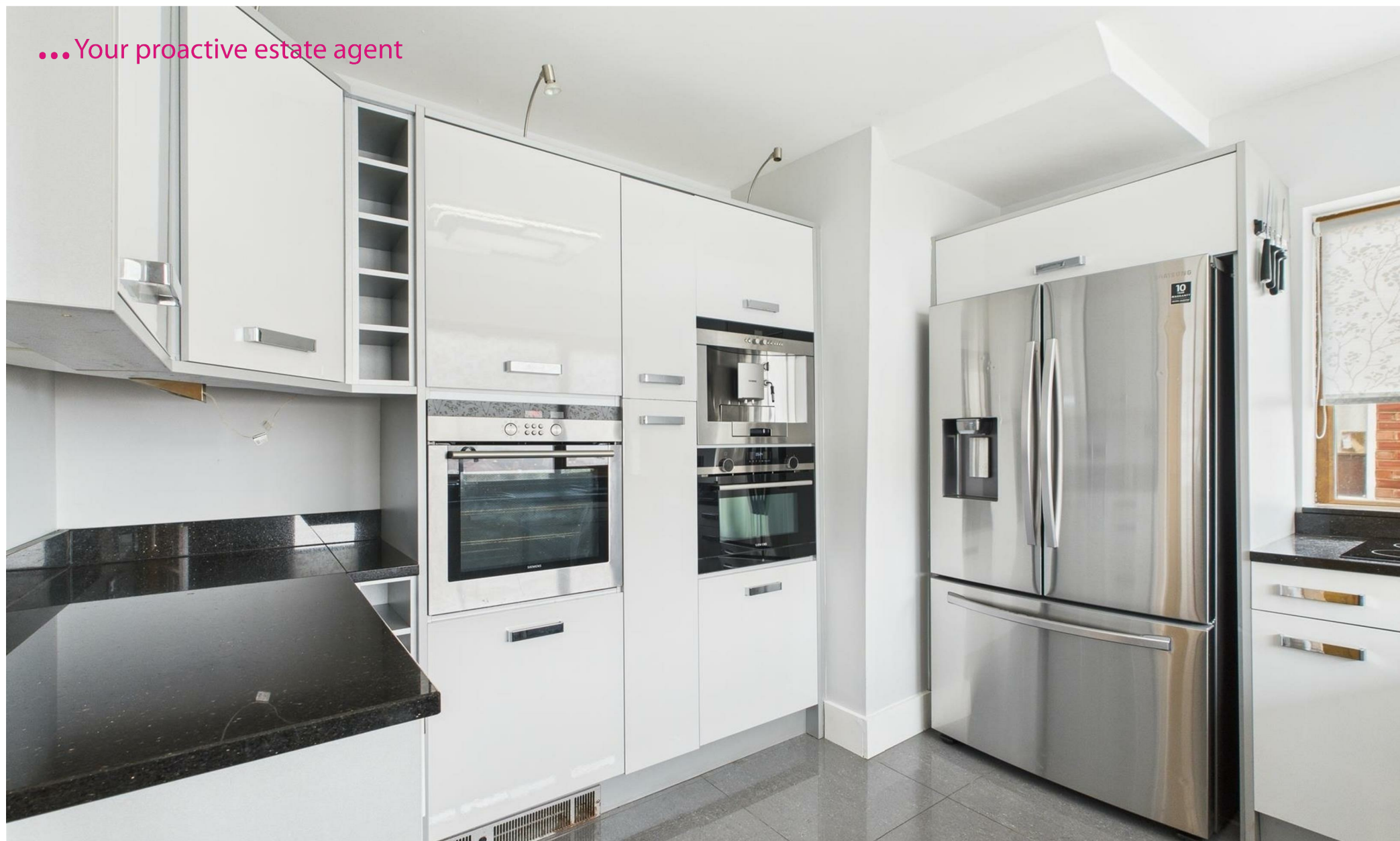


...Your proactive estate agent



**Queens Way, Pontefract, WF8 2LX**  
**Offers In Excess Of £220,000**

**Park Row**

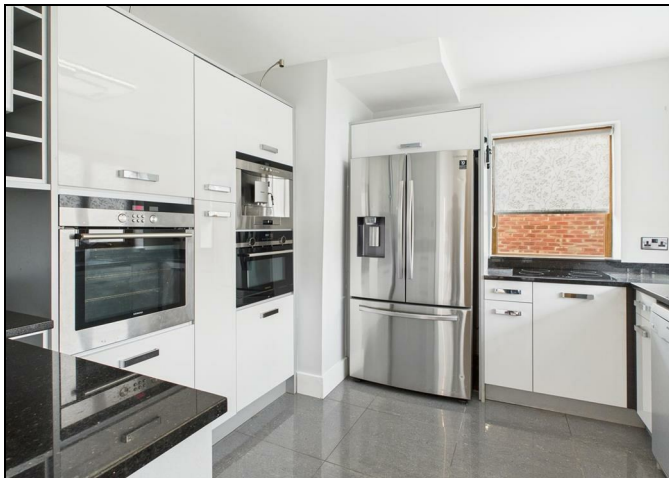
Offered to the market with no onward chain, this well-presented three-bedroom semi-detached property is ideal for a wide range of buyers, including families, professionals, or those seeking flexible living and working space.

Situated in a popular residential area of Pontefract, the home boasts excellent access to local amenities, including shops, reputable schools, and convenient transport links with both bus stops and a train station within walking distance — perfect for commuters.

Internally, the property offers generous living accommodation, including a modern fitted kitchen and a separate loft room, currently used for storage. Please note, the loft conversion has not received planning consent but provides excellent potential for further development or continued use as storage.

The home has been extended to the front, creating a welcoming entrance porch, and is complemented by well-maintained front and rear gardens.

To the rear, a substantially extended garage — now quadruple in size — presents a fantastic opportunity for those wishing to work from home, use as a large workshop, or benefit from extensive storage.



### Entrance porch

Composite front entrance door leads into the porch . A spacious room suitable for coats and shoes keeping the living area separate from the entrance. UPVC double glazed window to the front elevation wall mounted electric heater. Front door leads into the lounge.

### Lounge

UPVC double glazed window to the front elevation with an oak windowsill. Gas central heated radiator below. Storage cupboard housing wiring for CCTV and utilities. Media wall made from plastic PVC glass effect sheeting with inset alcove display units and space to mount the TV to the wall. Wood laminate flooring and stair staircase that leads to the first floor elevation with a side double glazed window. Open plan to the dining area

### Dining Room

UPVC double glazed patio sliding doors to the rear elevation gas central heated radiator and wood laminate flooring . A door leads into the kitchen.

### Kitchen

With a range of wall and base units with granite counter worktops above and under mounted stainless-steel sink and mixer tap. Integrated appliances include electric hob, coffee machine, microwave electric single oven and space for dishwasher space for washing machine and a space for dryer. There is a wall mounted boiler housed into the kitchen units. UPVC double glazed windows to the rear and side elevations. And high gloss tiling to the floor.

### First floor landing

With a separate staircase that leads to the loft room . Door to the bathroom and doors to 3 bedrooms. UPVC double glazed side window.

### Bedroom One

UPVC double glazed window to the front elevation gas central heated radiator . Water laminate flooring.

### Bedroom Two

UPVC double glazed window to the rear elevation two sets of fitted wardrobes with hanging rail and sliding mirror doors wood laminate flooring.

### Bedroom Three

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

### Bathroom

With a corner shower cubicle and main feed shower toilet with vanity housing behind. Sink vanity unit and drawers underneath with a stainless-steel mixer tap. Bathtub with spa Jacuzzi jets and mixer tap. The walls are fully tiled and there is a chrome heated towel rail. Tiling to the flooring spotlights to the ceiling UPVC double glazed windows to the rear elevation.

### Loft Room

With spindle banister lots of storage-built cupboards into the eaves of the loft. Velux Windows to both roof elevations.

### Externally to the front

Blocked paved decorative garden with raised planting beds brick built surrounds electric double opening gates provide access to the large driveway and also a single pedestrian gate.

### To the side elevation

Large driveway which provides access down to the rear outdoor garages and workshop buildings.

### Externally to the rear.

A section landed fully enclosed with turf and patio areas.

### Garage

Quadruple in size are these four garages open into one unit excellent opportunity for range of uses including storage spaces or ample storage for several vehicles.

### HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

### MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

### MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.



## **OPENING HOUR'S**

**CALLS ANSWERED :**

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE  
RELEVANT BRANCHES ON:

## **TENURE AND COUNCIL TAX BANDING**

Tenure:

Local Authority:

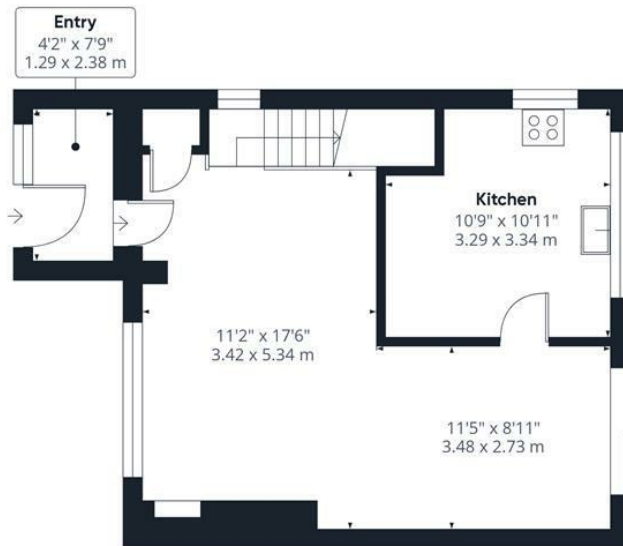
Tax Banding:

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

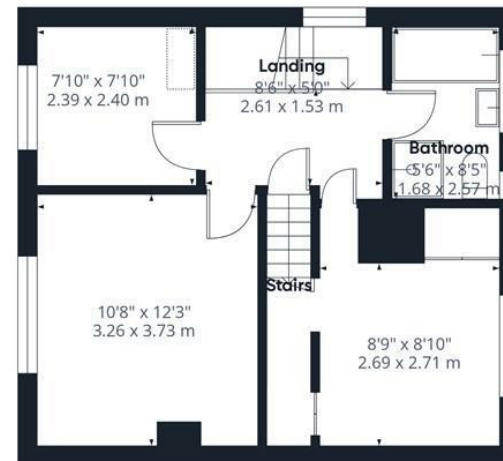
## **VIEWING'S**

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



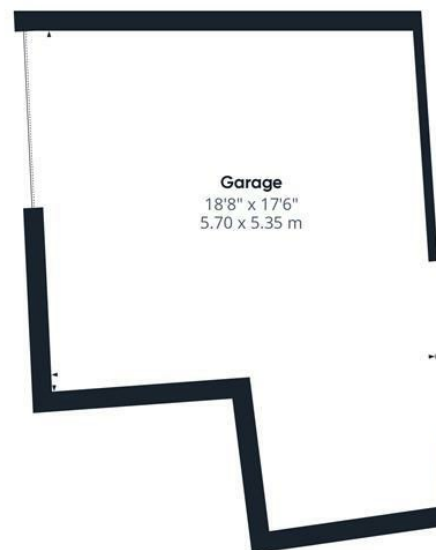
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

1429.35 ft<sup>2</sup>

132.79 m<sup>2</sup>

**Reduced headroom**

55.37 ft<sup>2</sup>

5.14 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

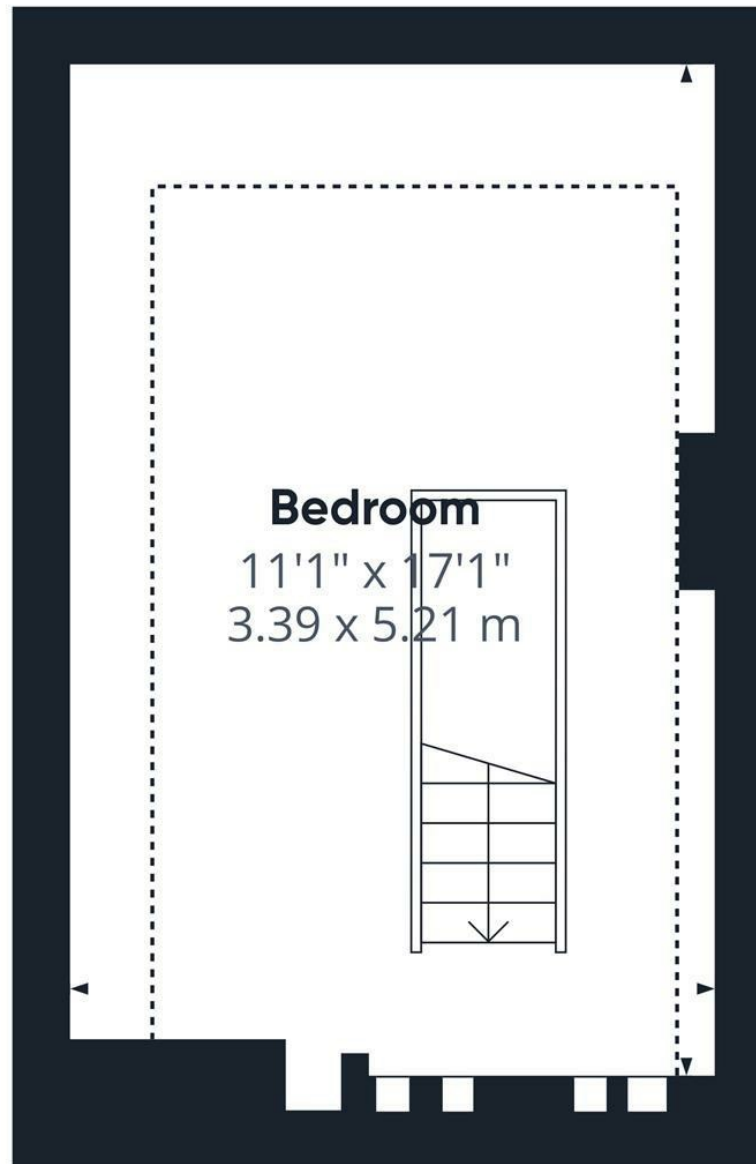
T 01977 791133

W [www.parkrow.co.uk](http://www.parkrow.co.uk)

17-19 Cornmarket, Pontefract, West Yorkshire, WF8 1AN

[pontefract@parkrow.co.uk](mailto:pontefract@parkrow.co.uk)

**Park Row**



**Bedroom**  
11'1" x 17'1"  
3.39 x 5.21 m

Floor 2 Building 1

**Approximate total area<sup>(1)</sup>**

171.68 ft<sup>2</sup>  
15.95 m<sup>2</sup>

**Reduced headroom**

55.37 ft<sup>2</sup>  
5.14 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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