

...Your proactive estate agent



**Heather Drive, Pontefract, WF8 2FG**  
**Offers In Excess Of £300,000**

**Park Row**



## Lead In

Situated within a popular residential location in Pontefract, this substantial three bedroom detached home is presented to an exceptional standard throughout and represents one of the larger styles of three bedroom properties built within the development. Beautifully maintained and ready to move straight into, the property offers spacious family accommodation including a generous kitchen with dining space, utility room, primary bedroom with ensuite, landscaped rear garden, double driveway and garage. Perfectly suited to a wide range of buyers, the home is ideally positioned close to schools, shops, motorway networks and train stations, whilst also benefiting from nearby countryside walks and field side views. Viewing is essential to fully appreciate the size, style and quality this impressive home has to offer.

## Entrance Hall

**2.09 x 3.67 (6'10" x 12')**

Access to the kitchen, WC, living room and the stairs leading to the first floor. Wood effect flooring. Central heated radiator.

## Kitchen Diner

**3.14 x 4.42 (10'4" x 14'6")**

Access to the utility room. Modern range of high and low level kitchen units with integrated appliances including an oven, hob and extractor hood over. One and half bowl sink with drainer and chrome tap. Option to reconnect plumbing for dishwasher. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.



## Utility Room

**3.14 x 1.80 (10'4" x 5'11")**

Kitchen base units with option to reconnect plumbing for a washing machine and tumble dryer. Sink with drainer and chrome tap. Tiled effect flooring. Central heated radiator. UPVC double glazed access door leading to the garden.



## WC

**1.74 x 1.11 (5'9" x 3'8")**

WC with low level flush. Wash hand basin with chrome taps. Central heated radiator. UPVC double glazed frosted window to the side aspect.

## Living Room

**6.39 x 2.79 (20'12" x 9'2")**

Carpeted throughout. Central heated radiator. UPVC French doors leading to the rear garden. UPVC double glazed window to the rear elevation.



## Landing

**1.97 x 4.76 (6'6" x 15'7")**

Access to all three bedrooms and the house bathroom. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



### Bedroom One

**3.19 x 4.13 (10'6" x 13'7")**

Access to en suite. Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



### Bedroom Two

**3.18 x 3.565 (10'5" x 11'8")**

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



### Bedroom Three

**3.11 x 2.42 (10'2" x 7'11")**

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



### Bathroom

**1.68 x 2.22 (5'6" x 7'3")**

White suite comprising of panel bath with chrome mixer tap, shower screen and mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Chrome central heated towel rail. UPVC double glazed frosted window to the side elevation.

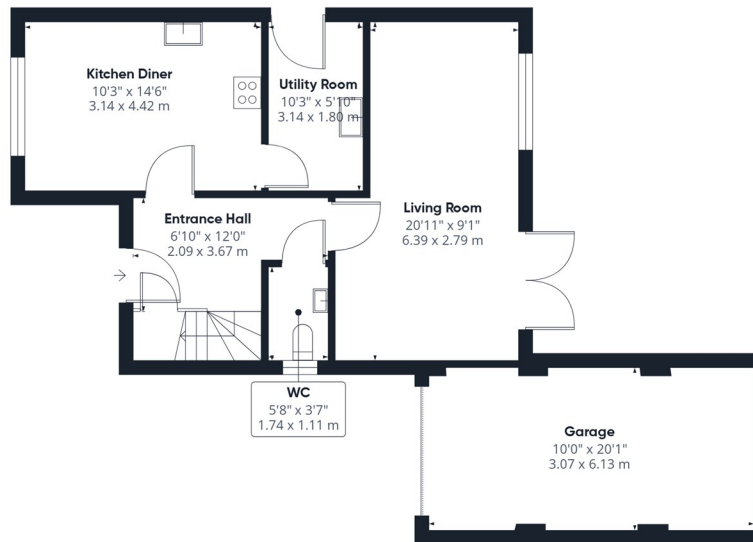


### External

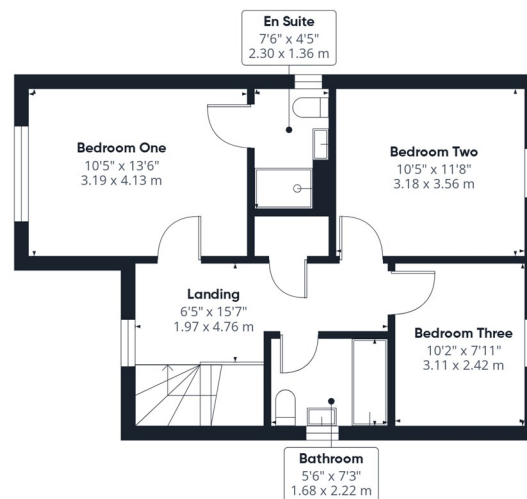
An attractive and well-presented detached family home occupying a pleasant position within a modern residential development. The property benefits from excellent kerb appeal with a neatly maintained frontage, a spacious driveway providing off-road parking for multiple vehicles, and a detached garage positioned to the side.

To the rear, the property enjoys a beautifully landscaped and low-maintenance enclosed garden, designed for both relaxation and entertaining. Featuring paved patio seating areas, attractive raised borders with mature planting, and an artificial lawn, the garden offers a private and versatile outdoor space. A timber pergola creates an ideal spot for outdoor dining, while fenced boundaries provide a good degree of privacy throughout.





Floor 0



Floor 1



Approximate total area<sup>m</sup>

1276 ft<sup>2</sup>

118.6 m<sup>2</sup>

(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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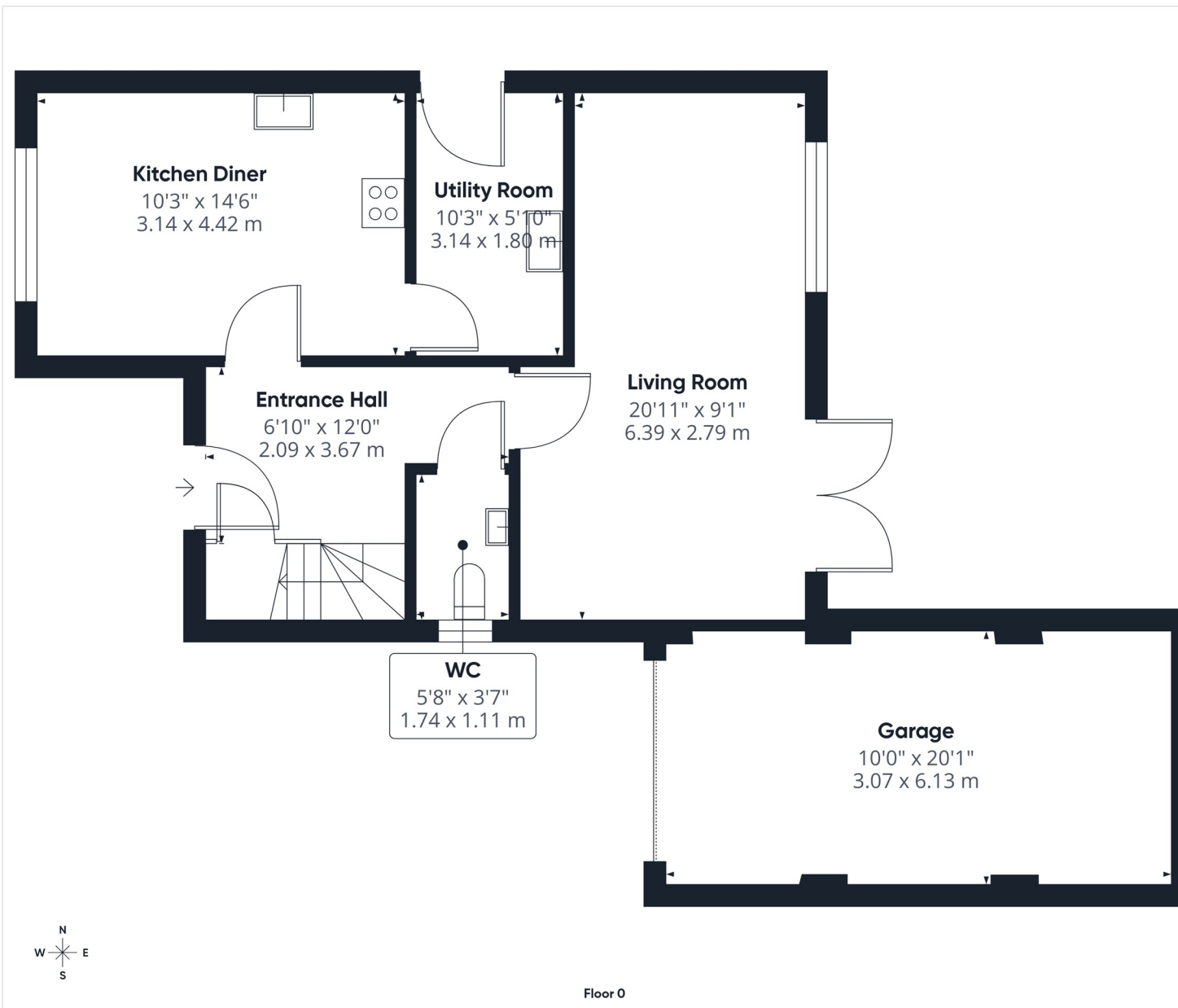
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**Approximate total area<sup>m</sup>**  
757 ft<sup>2</sup>  
70.4 m<sup>2</sup>

(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.

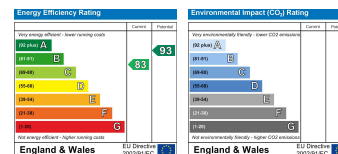
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