

Lynwood Close, Pontefract



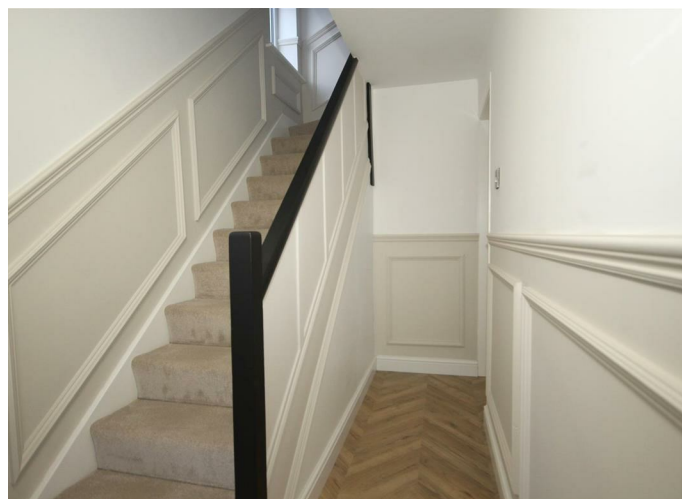
Offers In The Region Of £235,000



70

Nestled in the charming area of Lynwood Close, Streethouse, Pontefract, this beautifully refurbished semi-detached house offers a perfect blend of modern living and comfort. Over the past two years, the property has undergone extensive renovations, ensuring that it meets the highest standards of contemporary design. Standing in a cul-de-sac and having open views to the rear.

This semi-detached house is not just a home; it is a lifestyle choice, offering a peaceful setting while being conveniently located near local amenities. With its modern features and spacious layout, this property is an excellent opportunity for those seeking a comfortable and stylish living space in Pontefract.



- Fantastic buy for a young family or first time buyers.
- Cul-de-sac location. Well placed for local amenities.
- Fully refurbished in last two years
- Reception Hall, Longe with panelling feature
- Dining Area with panelling and wide patio doors, fitted kitchen with contemporary units and fitted oven and hob
- Two large double bedrooms with panelling features and single bedroom
- Modern white bathroom with shower
- Gardens to front and rear, parking and garage
- Freehold. EPC Grade C 70
- Council Tax Band B

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Reception Hall

12'2" x 5'4" (3.73 x 1.64)

A lovely, welcoming entrance hall with panelling effect to walls, side facing window and herringbone feature laminate flooring together with an anthracite finish radiator,

Living Area

14'10" x 11'0" (4.54 x 3.36)

Gorgeous space to unwind with panelling features to the walls, some framing the two wall light points, fireplace recess with concealed mood lighting, anthracite radiator, herringbone finish laminate flooring and uPVC windows to the walk in bay. Open access to the

Dining Area

9'3" x 8'6" (2.82 x 2.60)

Good size space to dine with viewsto the garden through the full width patio doors, matching panelling feature to thewalls and vertical anthracite radiator. Opening through to the

Kitchen

9'5" x 7'8" (2.88 x 2.36)

With an extremely well fitted with a range of contemporary units with shaker style doors and contrasting furniture which include base cupboards and drawers with laminate work surfaces and upstands over, inset single drainer 1.5bowl sink with mixer taps over, fitted under oven and 4 ring ceramic hob with modern style chimney hood over, wall cupboards. Plumbing for an automatic washing machine, laminate flooring in herringbone finish, rear facing uPVC window.

First Floor Landing

With panelling feature continuing along the stairwall and with access to the loft and side facing window.

Bedroom 1

13'0" x 10'7" (3.98 x 3.23)

A generous size and bright main bedroom with panelling to full height on the bed head wall, central heating radiator and uPVC windows to the front facing walk in bay.

Bedroom 2

12'0" x 10'5" (3.68 x 3.19)

A second good size double bedroom with panelling to one wall, central heating radiator and wide rear facing window enjoying views over the garden and over gardens and fields beyond.

Bedroom 3

7'7" x 6'1" (2.32 x 1.86)

Good size single bedroom facing to the rear of the property, again with open views and having a central heating radiator.

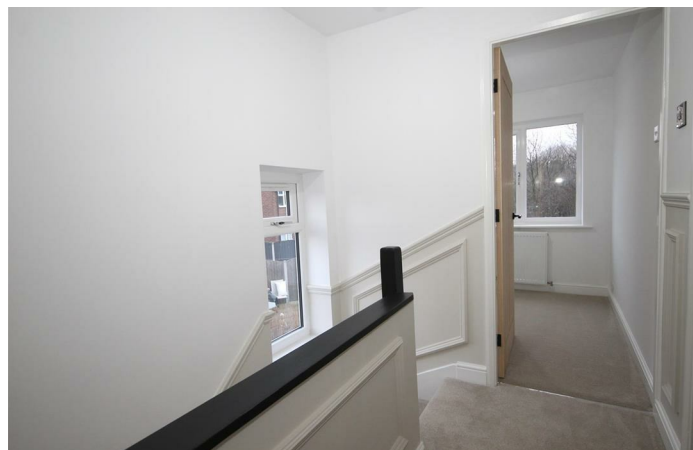
Bathroom

7'1" x 6'0" (2.16 x 1.83)

Well presented modern bathroom with white suite comprising panelled bath with mixer shower taps and screen over, pedestal wash hand basin and low level flush WC. Chrosme heated towel warmer, tiled surrounds and side facing, opaque, uPVC window.

External

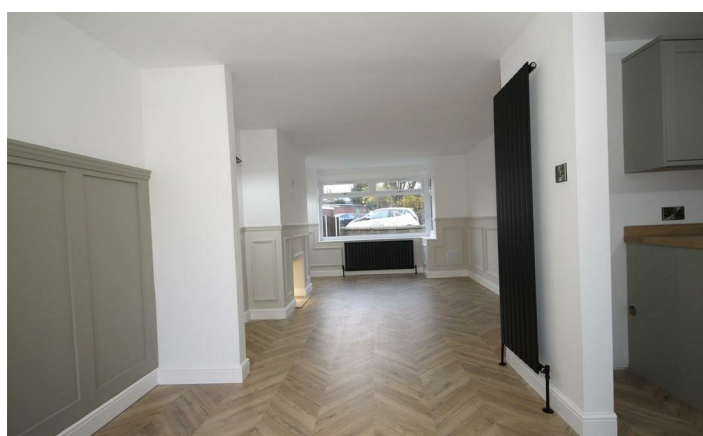
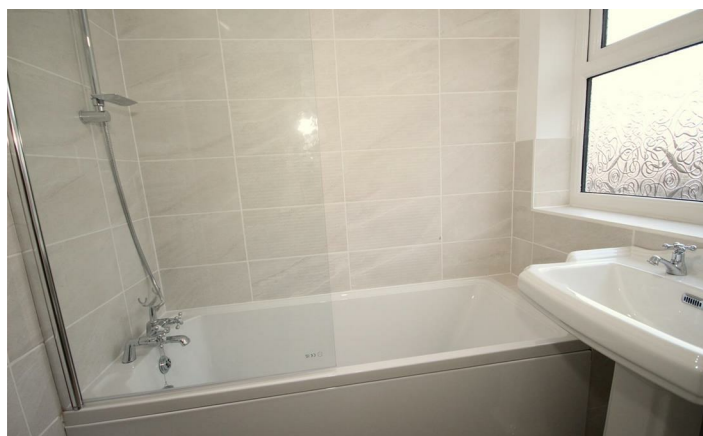
To the front is a good size area of garden with lawned area and chipping covered section forming a driveway leading to the detached garage and offering ample parking. To the right side and across the front of the garden are raised flower beds. The rear garden is fully enclosed and private, backs onto garden land and fields beyond and has an area of lawn, paved patio for entertaining and raised flower bed.



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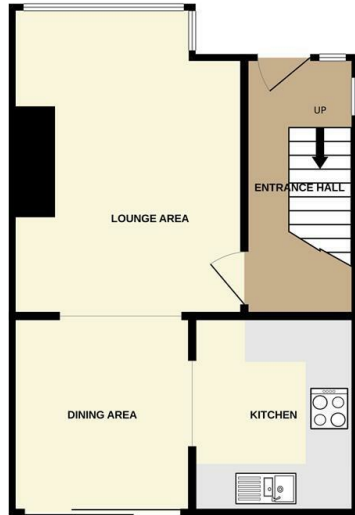
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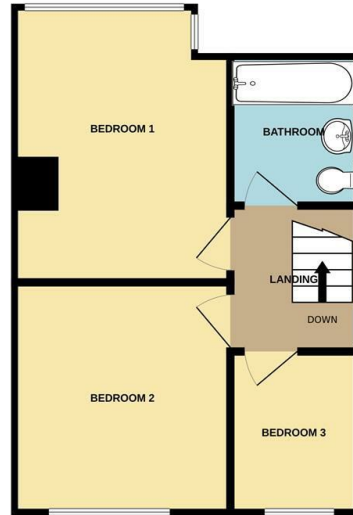


Floor Plan

GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.

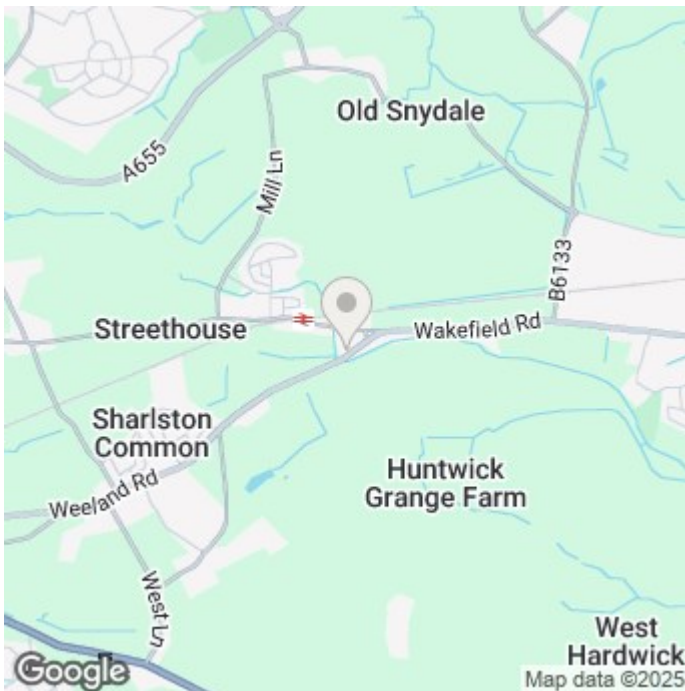


1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.




TOTAL FLOOR AREA: 725 sq.ft. (67.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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