

Dulverton Close, Pontefract



Offers Over £180,000



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This property is an ideal home for families or those seeking extra space. Recently decorated and with new carpets to the first floor, the interior of the home presents a fresh and inviting atmosphere, ready for you to move in and make it your own. The property is equipped with a modern boiler, installed just a year ago, ensuring efficient heating and hot water throughout the home. Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families. With its appealing features and prime location, this property is a good opportunity for anyone looking to settle in Pontefract. Don't miss the chance to view this lovely property and envision your future here.



- Off Street Parking and garage
- Entrance hall
- Large lounge
- Open plan Kitchen/Diner
- Two double bedrooms
- One good sized single bedroom
- Large family bathroom
- Newly decorated and new carpets to the first floor
- EPC Grade C
- Council Tax band B - Freehold

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

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

Entrance Hall

12'8"×5'1" (3.88×1.55)

Entrance hallway with stairs to the first floor, an under stairs cupboard and a window to the rear.

Lounge

12'8"×10'5" (3.87×3.20)

Spacious living area with a window to the front of the property, fully fitted central heating and laminate flooring

Kitchen/Diner

16'6"×9'10" (5.03×3)

Large open plan, freshly decorated, fully fitted Kitchen/Diner. The Kitchen consists of plumbing for a washing machine, a fully fitted electric oven with fully fitted electric hob, two radiators as well and windows to the rear and side of the property and a door to the rear.

Landing

Small landing area at the top of the stairs with access to the loft and a window to the side of the property

Bedroom One

12'9"×9'6" (3.89×2.92)

Large double sized bedroom with central heating and a large window to the front of the property

Bedroom Two

10'0"×9'6" (3.05×2.92)

A double bedroom with a large window to the rear of the property.

Bedroom Three

9'5"×6'3" (2.89×1.93)

A good sized single bedroom with a over stairs cupboard housing the boiler and a large window to the front of the property

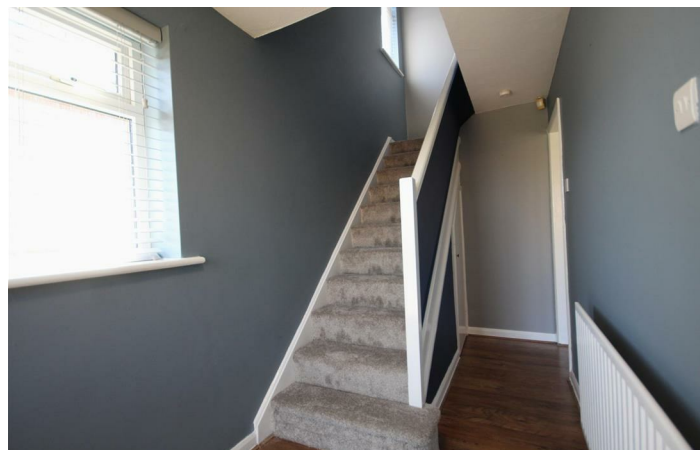
Bathroom

6'9"×6'5" (2.08×1.96)

A good sized family bathroom with a three piece suite consisting of a low level WC, wash hand basin, a panelled bath with over bath mixer shower. This bathroom is also fitted with a ladder style heated towel rail and a UPVC frosted window the rear of the property.

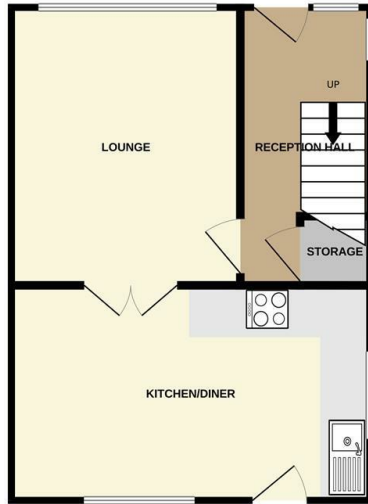
Exterior

The front of this property consists of a large pebbled area allowing for low maintenance, as well as a long driveway down the side of the property offering ample parking and leading to the detached garage. The rear consists of a good sized paved patio, prefect for entertaining, as well as a large pebbled area.

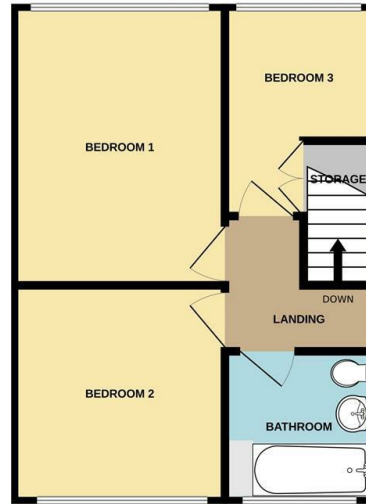


Floor Plan

GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.




TOTAL FLOOR AREA: 745 sq.ft. (69.2 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 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		85
(69-80) C	71	
(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 	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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