

**Swanhill Lane, Pontefract**

**£875 PCM**

**3**

**1**

**2**

**70**

**\*\*\*SPACIOUS FAMILY HOME\*\*\*** This three bedroom semi detached property set close to Pontefract town centre boasts two good sized reception rooms, conservatory, garage and outhouse. With a driveway for at least two vehicles this property has space inside and outside with plenty of storage. Close to local schools and amenities.



- Two reception rooms
- Conservatory
- Garage
- Outhouse
- Gardens front and back
- Driveway
- Close to town centre
- EPC grade D

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

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

### Entrance Hallway

Spacious hallway with UPVC front door.

### Kitchen

14'6" x 13'5" (4.42 x 4.09 (4.43 x 4.1))

Spacious L shaped kitchen with a range of wall and base wood units, UPVC side entrance door and leading to dining room. Interegrated oven and hob, tiled floor and pantry for storage

### Lounge

12'0" x 11'2" (3.66 x 3.40)

Front elevaion with UPVC bay window, wood flooring, living flame fire with surround and heath, souble glass doors leading to dining room

### Dining Room

12'2" x 12'0" (3.71 x 3.66)

Spacious room could be used as a dining room or a second sitting room, wood flooring leading onto kitchen and conservatory

### Conservatory

7'9" x 8'6" (2.36 x 2.59 (2.35 x 2.58))

### Bedroom 1

11'11" x 11'2" (3.63 x 3.40 (3.64 x 3.41))

Front elevation, UPVC window and radiator

### Bedroom 2

11'11" x 11'4" (3.63 x 3.45 (3.62 x 3.46))

Rear elevation UPVC window with cupboard housing boiler and radiator

### Bedroom 3

7'7" x 5'11" (2.31 x 1.80 (2.30 x 1.81))

Front elevation, UPVC window and radiator

### Rear and side

Paved area to rear with garage and outhouse to the side

### Front

Driveway with space for more than one car and lawn garden

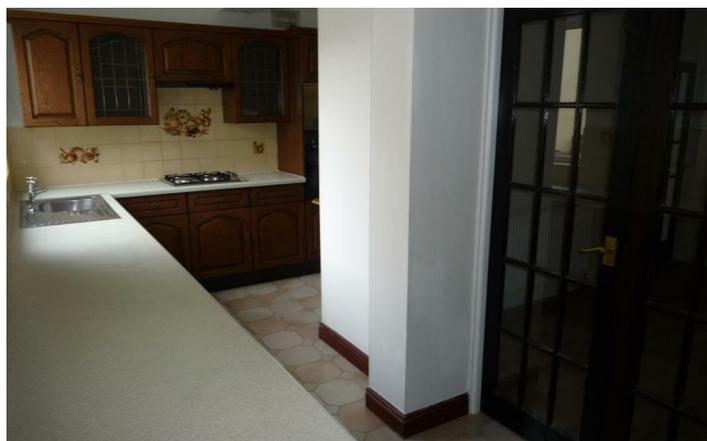
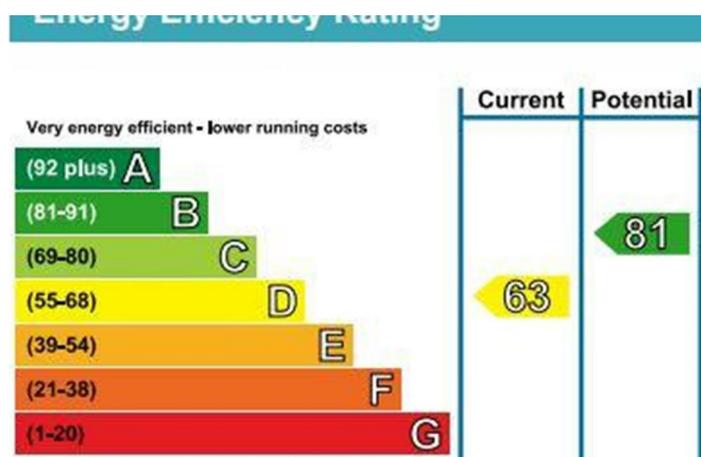
### Family Bathroom

7'2" x 5'9" (2.18 x 1.75)

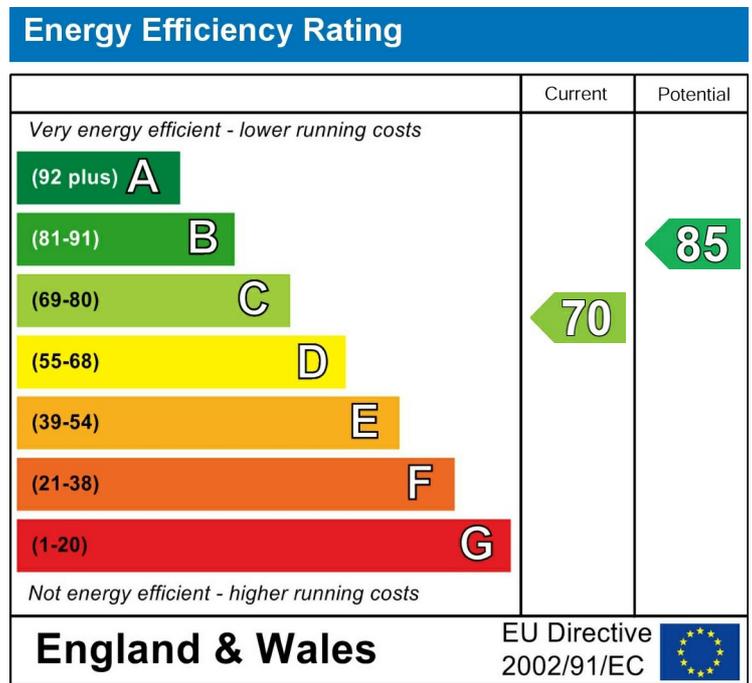
Fully tiled with panelled bath with electric shower over, WC, hand wash basin, UPVC window and radiator.

.

..



Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

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