

Little Lane, Pontefract



Asking Price £185,000



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Situated on a generous plot in a popular residential area of Pontefract, this well-presented three-bedroom semi-detached home offers spacious and versatile living, ideal for families and first-time buyers alike.

The property benefits from ample off-road parking for up to four vehicles and enjoys a substantial outdoor space, providing excellent potential for further landscaping or extension (subject to planning). Internally, the home features three well-proportioned bedrooms, a comfortable living area, and a practical layout designed for modern day living.

Conveniently located close to local amenities, schools, and transport links, this property combines space, practicality, and a desirable setting. Early viewing is highly recommended to fully appreciate everything this home has to offer.



- Great Family Home
- Close to Schools & Amenities
- Front & Rear Garden
- Ample Off Road Parking
- Close to Motorway Links
- Perfect for First Time Buyers
- Awaiting EPC

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

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

Ground Floor

Entrance Hall

Entrance in through a UPVC external door, access to all ground floor accommodation and stairs to first floor accommodation.

Living Room

12'4" x 12'11" (3.78 x 3.95)

A great sized living room that is light and airy, window to the front of the property with fitted blinds and electric log burner.

Dining Room

11'10" x 11'5" (3.61 x 3.49)

A very good sized dining room with fire place and access to the rear garden.

Kitchen

7'11" x 8'0" (2.43 x 2.44)

An array of wall and base units, integrated dishwasher, window to the rear, work surfaces, sink and drainer & access to out-house and rear garden.

First Floor

Landing

Access to the loft and a window to the side of the property.

Bedroom One

13'0" x 10'8" (3.97 x 3.26)

A fantastic sized main bedroom with a large window that floods the room with light.

Bedroom Two

11'9" x 10'8" (3.59 x 3.27)

A well proportioned room with built in storage and a window to the rear of the property.

Bedroom Three

9'3" x 8'0" (2.83 x 2.45)

For a third bedroom this'll surprise you with it's size! Built in storage and a window to the front of the property.

Bathroom

8'0" x 7'1" (2.46 x 2.16)

A three piece suite consisting of bath, WC, wash hand basin and a shower over the bath. Window to the side of the property and built in storage.

External

Off road parking for a good number of cars, pressed concrete drive, double gates and access to the rear garden. The rear garden has hard standing that has been slabbed, decking and artificial grass.



Floor Plan



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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