



**Northfield Drive, Pontefract WF8 2DH**



**Welcome to**

**Northfield Drive, Pontefract**

\*\*\*GUIDE PRICE £230,000 - £240,000\*\*\* Well-presented three-bed detached home with no onward chain, featuring a modern open-plan kitchen diner, spacious lounge, stylish shower room and integral garage. Includes a block-paved driveway and private rear garden, close to local amenities and schools.



### **Living Room**

18' 4" x 11' 6" ( 5.59m x 3.51m )

With a front entrance door, a bay window to the front, laminate flooring, stairs to the first floor and two gas central heating radiators.

### **Kitchen Diner**

17' 10" x 10' 9" ( 5.44m x 3.28m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, gas hob, electric oven, tiled splash back, tiled flooring, extractor fan, sink and drainer, timber framed rear door and two windows to the rear.

### **Landing**

With a window to the side and access to the loft.

### **Bedroom One**

11' 3" x 11' 4" ( 3.43m x 3.45m )

With a window to the front and a gas central heating radiator.

### **Bedroom Two**

10' 2" x 11' 4" ( 3.10m x 3.45m )

With a window to the rear.

### **Bedroom Three**

6' 4" x 6' 6" ( 1.93m x 1.98m )

With a window to the front and storage cupboard.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle, wall mounted radiator, fully tiled and a window to the front.

### **Front Garden**

A large block paved driveway with access into the garage.

### **Rear Garden**

A paved patio seating area, lawned garden, wooden shed, timber fence and hedge creating boarder.

### **Attached Garage**

With double doors to the front and door into kitchen.

### **Vendor Comments**

A newly installed boiler with 10 years warranty.



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## **Northfield Drive, Pontefract**

- **\*\*\*GUIDE PRICE £230,000 - £240,000\*\*\***
- Three Bedroom Detached Home
- No Onward Chain
- Well Presented Throughout
- Modern Kitchen And Shower Room

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

guide price

**£230,000 - £240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON119528 - 0006

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