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Little Lane, Pontefract



Asking Price £175,000

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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

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.

Fist 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.









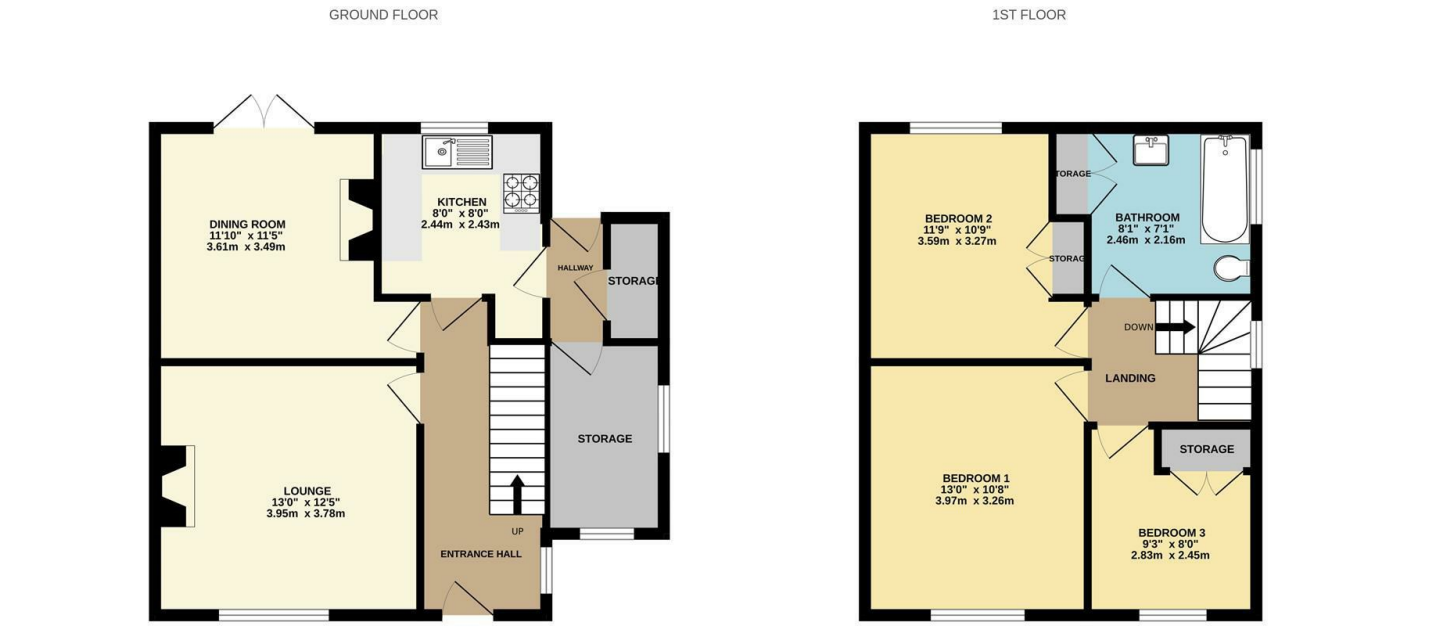

Call 01977 285 111 to view this property or visit www.crownestateagents.com

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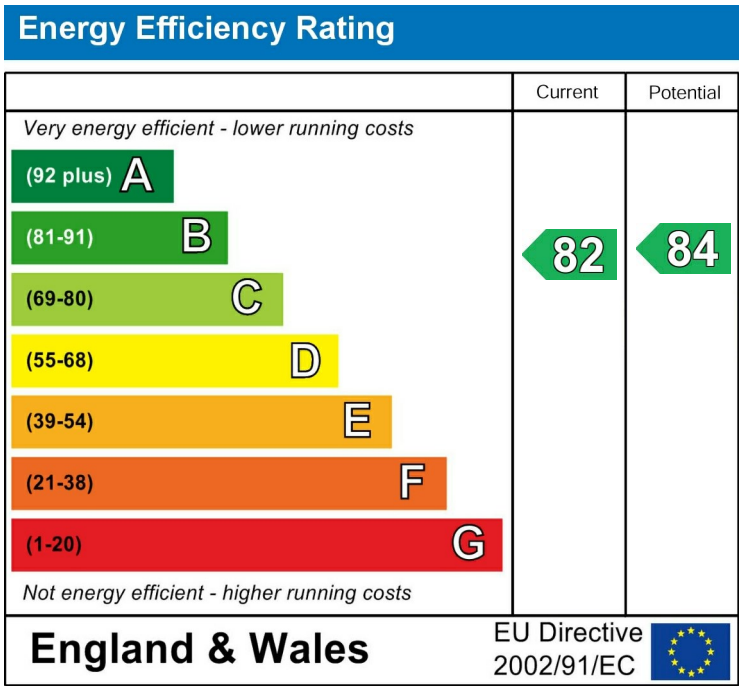
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Floor Plan



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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