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# Hebble Way, Pontefract



**£260,000**

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***REDUCED BY £5,000****Nestled in the charming area of South Elmsall, Pontefract, this delightful detached house on Hebble Way offers a perfect blend of comfort and modern living. Built in 2003, the property spans an inviting 786 square feet, providing ample space for families or those seeking a peaceful retreat. The property is set in a friendly neighbourhood, making it an excellent choice for families or individuals looking for a community feel.



- Presented To A High Standard Throughout.
- Excellent Combination Of Practical Family Living And Modern Styling.
- Reception area, good size lounge
- Well fitted quality Kitchen with integrated appliances. Cloakroom
- Master Bedroom with En-Suite Shower and robes
- Further double and single bedrooms, House shower room
- Well presented and private gardens. Driveway and garage
- Convenient Location Within South Elmsall, Close To Local Amenities And Transport Links.
- Council Tax Band C
- EPC Rating C

### Entrance Hall

A stylish and welcoming entrance hall featuring contemporary decor with contrasting dark feature walls and a wood effect floor. The space benefits from a modern front entrance door with glazed panel, allowing natural light into the hallway, along with a wall mounted radiator and attractive decorative mirror. The hallway provides a smart first impression and sets the tone for the modern finish throughout the property.

### Lounge

A beautifully presented and contemporary lounge offering a stylish and comfortable living space. Finished with crisp neutral decor and attractive dark wood effect flooring, the room benefits from a striking decorative archway leading through to the kitchen/dining area, creating a lovely sense of flow between the living spaces. There is ample room for lounge furniture, with a feature lighting arrangement and modern decorative touches completing the look.

### Kicthen

A stunning, contemporary fitted kitchen finished to a high standard, featuring an extensive range of stylish grey wall and base units, complemented by contrasting worktops and wood effect flooring. The kitchen benefits from a large central island with additional seating, providing an ideal space for food preparation, informal dining and entertaining. Further features include a range cooker with double ovens, modern extractor hood, integrated storage and recessed ceiling spotlights. The open plan layout creates a fantastic sociable space, with attractive feature wall detailing and pendant lighting adding to the modern finish.

### Bedroom 1

A well-presented master bedroom offering a comfortable and relaxing space, finished with a contemporary colour scheme and neutral carpeting. The room benefits from a stylish feature wall, modern fitted wardrobes providing excellent storage and ample space for a double bed and additional bedroom furniture. A particularly attractive feature is the direct access to an en-suite bathroom, adding convenience and privacy.

### Bedroom 2

A well presented and spacious bedroom featuring a modern neutral décor, complemented by a contemporary dark feature wall. The room benefits from a large window allowing plenty of natural light, fitted storage and ample space for a double bed and additional bedroom furniture. Finished with soft carpeting and a ceiling fan, this is a comfortable and inviting room.

### Bedroom3

A well presented and practical space, ideal for use as a home office, study or occasional bedroom. The room benefits from a modern dark feature wall, neutral décor, soft carpeting and a large window allowing plenty of natural light. There is ample space for a desk and office furniture, along with useful built in shelving providing additional storage.

### Bathroom

A beautifully presented modern en suite shower room, finished to a high standard with contemporary fittings and stylish neutral tiling. The room comprises a spacious walk in shower with black framed glass screening and a rainfall shower, a modern vanity unit with integrated wash basin and storage, and a contemporary WC. Further benefits include a wall-mounted mirrored cabinet, modern black fixtures and fittings and a window providing natural light.

### External

A beautifully maintained and generously sized rear garden, offering an excellent combination of grassed and paved outdoor space. The garden is fully enclosed by attractive fencing and mature hedging, providing a good degree of privacy. A particularly appealing feature is the stylish timber pergola, creating a sheltered seating and entertaining area, ideal for outdoor dining and relaxing with family and friends. The paved patio extends across the garden, offering plenty of room for garden furniture, while the established planting adds colour and greenery. A fantastic outdoor space for enjoying the warmer months.

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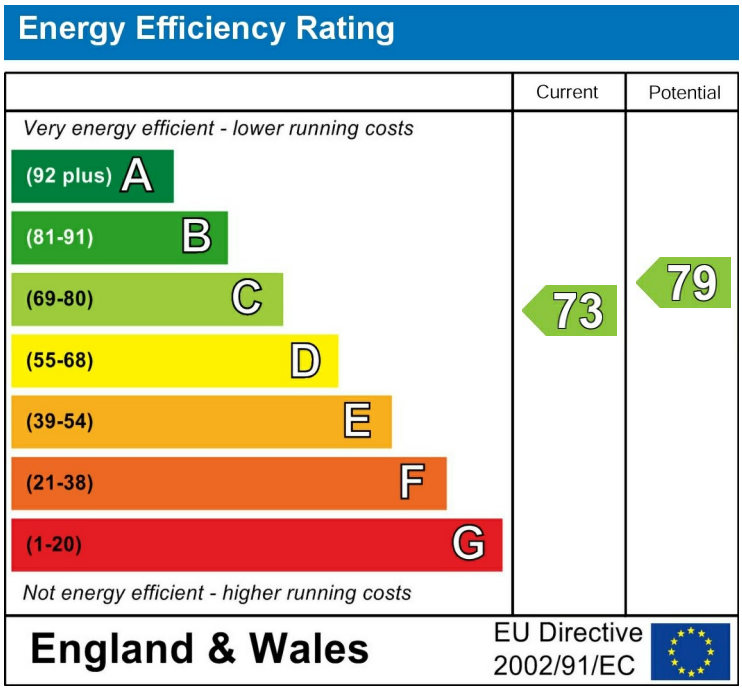
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## Floor Plan










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