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Mill Dam Lane, Pontefract



O.I.R.O £140,000

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Situated in a convenient and well connected area of Pontefract, this three bedroom home offers an excellent opportunity for a range of buyers. The property is ideally positioned for access to Pontefract town centre, where you will find a variety of shops, cafes, supermarkets and everyday amenities. One of the property's key advantages is its proximity to Pontefract Monkhill railway station, making it particularly appealing to commuters or those who rely on public transport. There are also several local schools within easy reach, making the location worth considering for families.



- Useful Garden Shed Providing Additional Storage
- Enclosed Rear Garden With Lawn And Paved Patio Areas
- Gas Central Heating
- Fitted Kitchen With A Range Of Wooden Wall And Base Units
- Attractive Three Bedroom Family Home
- Within Easy Reach Of Local Primary And Secondary Schools.
- Council Tax Band A
- EPC Rating C

Entrance Lobby
3'4" x 3'4" (1.04 x 1.04)

Lounge
14'7" x 13'7" (4.47 x 4.16)
A spacious and well presented lounge featuring an attractive bay window allowing plenty of natural light to fill the room. The room benefits from a stylish feature fireplace with decorative surround and built
in shelving and storage to either side. Finished with wood effect flooring, neutral decor and radiator heating, creating a bright and welcoming living space.

Kitchen Diner
16'5" x 8'9" (5.01 x 2.69)
A fitted kitchen offering ample storage and worktop space, with a range of matching wooden wall and base units. The kitchen benefits from an integrated oven and gas hob, stainless steel sink with drainer, tiled splashbacks and tiled flooring. A large window overlooks the rear of the property, allowing plenty of natural light into the room.

Bedroom 1
12'2" x 8'4" (3.71 x 2.55)
A well presented bedroom offering a good amount of space, finished with modern grey carpeting, neutral decor and a stylish feature wallpapered wall. The room benefits from a large window allowing plenty of natural light, with radiator heating and ample space for bedroom furniture.

Bedroom 2
10'4" x 9'0" (3.16 x 2.75)
A bright and well proportioned bedroom featuring attractive lilac decor, grey fitted carpeting and a charming feature fireplace with decorative surround. A large window overlooks the rear garden, allowing plenty of natural light to fill the room. The bedroom also benefits from radiator heating and ample space for bedroom furniture.

Bedroom 3
8'6" x 8'0" (2.61 x 2.44)
A bright and well presented bedroom featuring neutral decor, beige fitted carpeting and a contemporary geometric feature wall. A window overlooking the rear of the property allows plenty of natural light into the room. The bedroom also benefits from radiator heating and space for bedroom furniture.

Family Bathroom
6'2" x 5'11" (1.88 x 1.82)
A fitted bathroom comprising a white three piece suite, including a panelled bath with shower attachment and glass shower screen, wash hand basin and low level WC. The room is finished with part panelled walls, contrasting dark green decor and practical wood effect flooring. A window provides natural light, with radiator heating.

External
A generous enclosed rear garden offering a combination of paved patio areas and a central lawn, providing plenty of space for outdoor seating, entertaining and family use. The garden benefits from a raised patio area, useful garden shed, established shrubs and planting, with fenced boundaries offering a good degree of privacy. Access is provided via a side gate.













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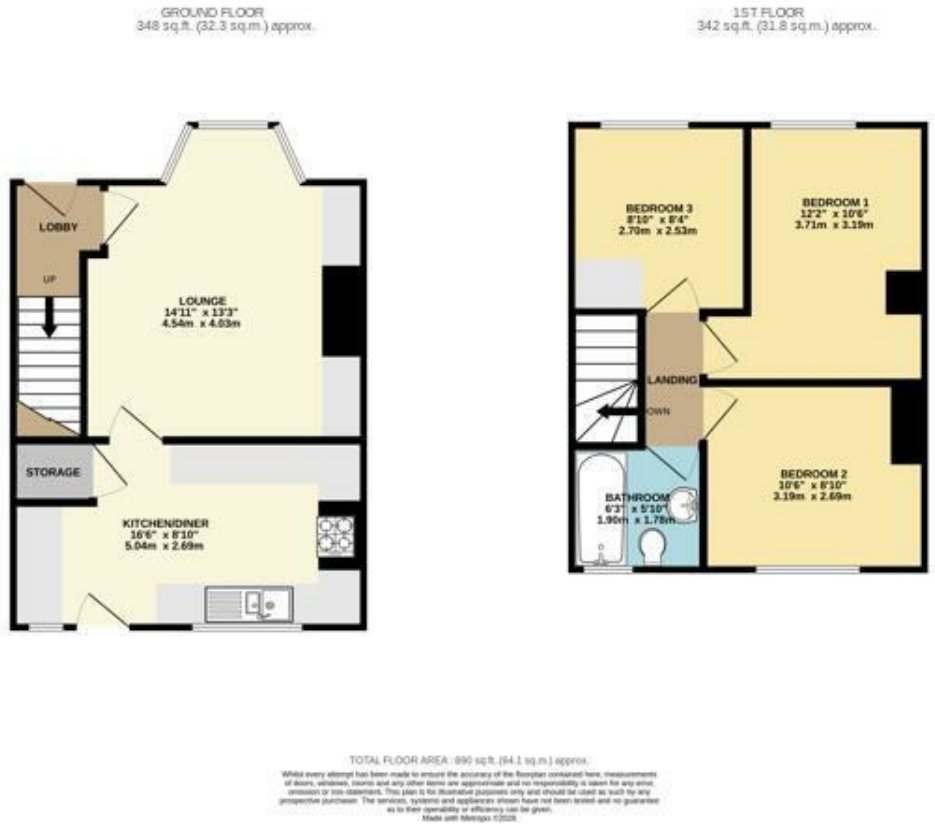
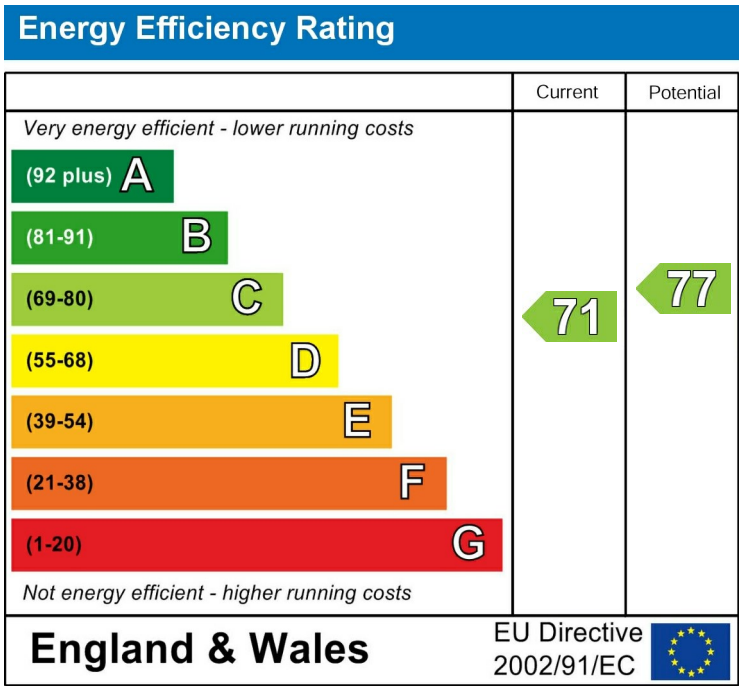
Floor Plan







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