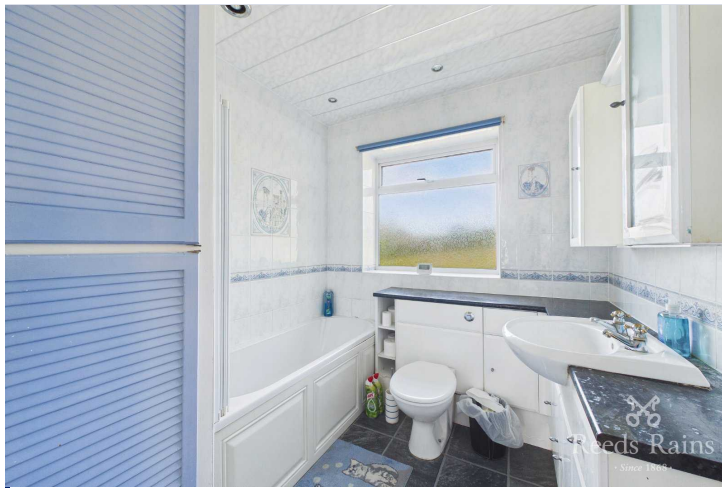
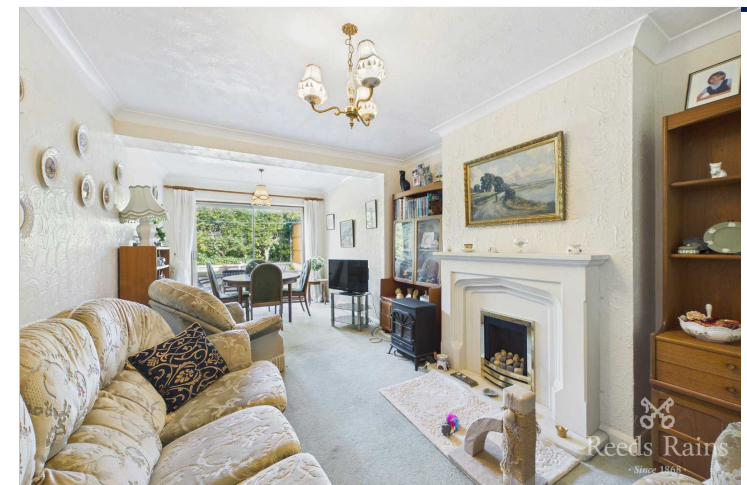




Highfield Road, Pontefract, West Yorkshire, WF8

Offers Over: £260,000

Freehold

reedsrains.co.uk

Highfield Road, Pontefract, West Yorkshire, WF8

Offers Over: £260,000 Freehold

Council Tax Band: C

EPC Rating: D

A Wonderful family Home in a desirable cul-de-Sac location .Take a look at this lovely family home, ideally positioned with beautiful views overlooking The Kings School playing fields. Spacious throughout, this home offers plenty of room for a growing family and is ready for its new owners to move straight in and make it their own.

GROUND FLOOR

Entrance Hall

Staircase leading to the first floor, radiator.

Living Room

11'1" x 13'1" (3.38m x 4m)

A bright and welcoming front living room overlooking the front elevation. The room features a stylish fireplace with inset fire, creating a cosy focal point, together with a radiator and ample space for comfortable family living.

Living Room

9'5" x 21'11" (2.87m x 6.68m)

A spacious and inviting rear living room with patio doors providing lovely views over the rear elevation and garden. The room benefits from a feature fireplace with inset fire, creating a warm and welcoming focal point, along with a radiator.

Kitchen

14'11" x 8' (4.55m x 2.44m)

A well-appointed fully fitted kitchen comprising a range of wall and base units with complementary work surfaces, inset sink and drainer, gas hob and electric oven. Plumbing for washing machine. A window overlooks the rear elevation, while a door provides access to the rear garden. The kitchen also benefits from a radiator.

FIRST FLOOR

Bedroom one

8'1" x 14'5" (2.46m x 4.4m)

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Featuring a window overlooking the front elevation, providing plenty of natural light, along with a radiator.

House Bathroom

A three-piece suite comprising wash hand basin, low-level WC and shower, together with a radiator.

Bedroom Two

10'1" x 11'11" (3.07m x 3.63m)

A bright and comfortable bedroom featuring a window overlooking the rear elevation, providing plenty of natural light, together with a radiator.

Bedroom Three

7'5" x 7'7" (2.26m x 2.3m)

A bright and comfortable bedroom featuring a window overlooking the front elevation.

Exterior

To the front of the property is a larger-than-average driveway providing ample parking for several vehicles and leading to the garage. The front garden is mainly laid to lawn with attractive flower borders. To the rear is a fully enclosed private garden, featuring a paved patio area and well-established flower beds, with the added benefit of lovely views overlooking the Kings High School playing fields.

Council Tax

Council Tax C

Agents Notes

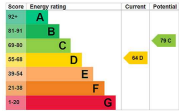
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)