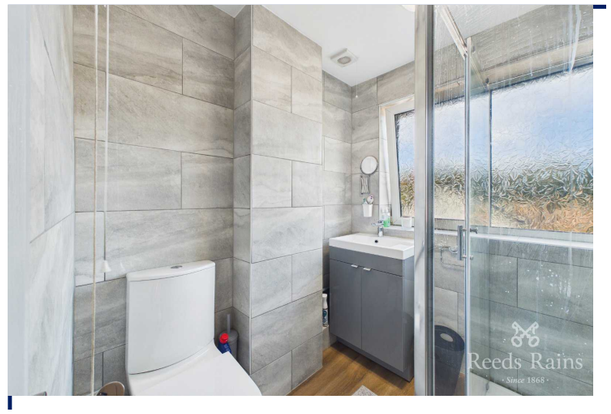
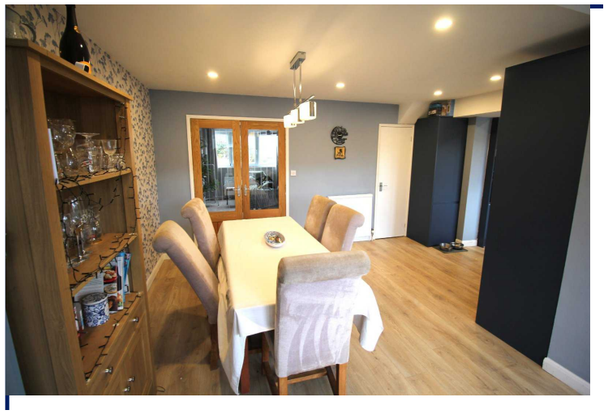




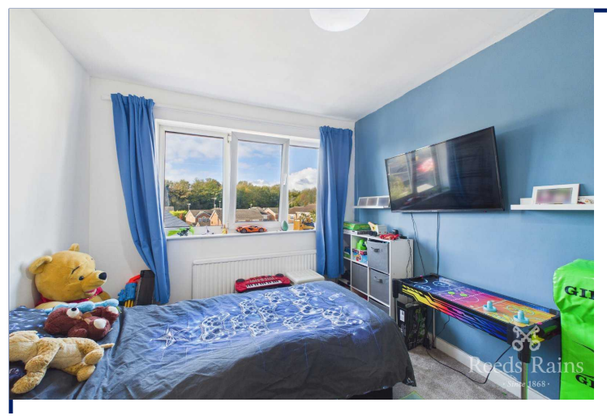












Highland Close, Pontefract, West Yorkshire, WF8

Asking Price: £270,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Highland Close, Pontefract, West Yorkshire, WF8

Asking Price: £270,000 Freehold

Council Tax Band: C
EPC Rating: D

Are you looking for a larger-than-average family home, ideally situated close to local schools, amenities and offering excellent transport links? Then look no further! This fantastic family home has been completely refurbished by its current owners to create a stylish, spacious and modern home, ready for its new owners to move straight into and enjoy.

Entrance Hall
5'3" x 3'11" (1.6m x 1.2m)
Stairs leading to the first floor, radiator.

Living Room
16'2" x 10'3" (4.93m x 3.12m)
A window overlooking the front elevation, with a feature entertainment wall incorporating an inset electric fireplace and TV space. A radiator is positioned within the room, with doors leading through to the dining kitchen, creating a natural flow between the living and dining areas.

Dining KItchen
23' x 16'5" (7m x 5m)
A fully fitted modern kitchen comprising a range of matching wall and base units with complementary worktops. Features include an electric oven and hob with extractor hood above, integrated appliances, fridge freezer, dishwasher and plumbing for a washing machine, with additional space for a tumble dryer. Window overlooking the rear elevation providing natural light, together with a radiator.

First Floor

Bedroom
14'7" x 8'11" (4.45m x 2.72m)
Master bedroom with a window overlooking the front elevation, allowing plenty of natural light into the room, and a radiator.

Bedroom
12'2" x 7'9" (3.7m x 2.36m)
Window overlooking the rear elevation, providing natural light, together with a radiator.

Bedroom
12'2" x 7'9" (3.7m x 2.36m)
Window overlooking the rear elevation, providing natural light, together with a radiator.

Bedroom
6'11" x 6' (2.1m x 1.83m)
Window overlooking the front elevation, providing natural light, together with a radiator.

House Bathroom
A three-piece bathroom suite comprising a wash hand basin set within a vanity unit, shower cubicle and low-level WC. Window overlooking the rear elevation, providing natural light and ventilation.

Exterior
To the front of the property is a driveway providing off-street parking and leading to a garage, which benefits from power and lighting. There is also a lawned garden area. To the rear, the garden features a decking area and paved patio, providing an ideal space for outdoor entertaining and relaxation.

Council Tax
Council Tax Band 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