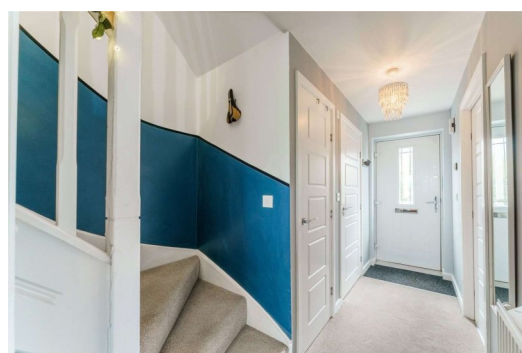


whitegates



Coleman Street, Pontefract, WF8



3



2



1



EPC

B

Asking Price: £245,000

Freehold



- Detached family home in Pontefract
- Spacious lounge with patio doors
- Ensuite master bedroom
- Additional double and single bedrooms
- Modern kitchen with dining area
- Downstairs W/C and storage
- Driveway parking and garage
- Enclosed rear garden
- Close to schools and amenities
- Excellent road and rail links

Council Tax Band: D

A well-presented three-bedroom detached house for sale in Pontefract, offering a practical layout with an en-suite master bedroom, driveway and garage, enclosed rear garden, and convenient access to local amenities, schools and excellent road and rail links.

This detached house in Pontefract is offered for sale and provides a practical layout suited to a range of buyers, including first time purchasers and families.

To the ground floor, the property comprises an entrance hallway with a downstairs W/C and a useful storage cupboard. The kitchen includes ample cupboard space, a complimentary worksurface and a small dining area. A well-proportioned living/dining room is positioned to the rear, featuring patio doors that open directly onto the enclosed rear garden.

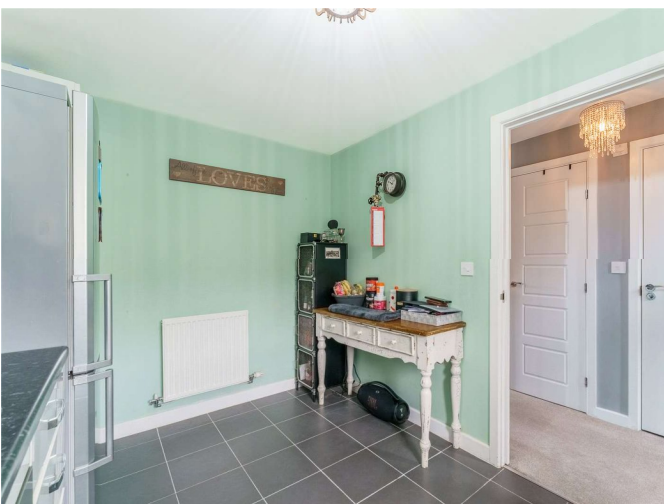


Upstairs, the accommodation includes a single bedroom, a master bedroom with an en-suite complete with W/C, basin and shower cubicle, a further double bedroom and a house bathroom with a three-piece suite including bath, basin and W/C. Outside, there is driveway parking leading to a garage, together with an enclosed rear garden.

Pontefract offers a range of local amenities including supermarkets, shops, cafés and restaurants in and around the town centre, as well as popular green spaces such as Pontefract Park. The area is served by several primary and secondary schools within a short drive.



The town benefits from good transport links. Pontefract has three railway stations (Pontefract Monkhill, Baghill and Tanshelf) providing services towards Leeds, Wakefield, Knottingley and Goole, with typical journey times to Leeds of around 25–35 minutes from Monkhill. Road connections are strong via the nearby A1(M) and M62, giving convenient access to regional centres including Leeds, Wakefield and Doncaster.





Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

