



Fortress Close, Pontefract WF8 4GG

welcome to

Fortress Close, Pontefract

****GUIDE PRICE £290,000 - £300,000**** Offered for sale is this stylish three-storey semi-detached home finished to a show-home standard, featuring high-quality fittings, modern bathrooms, and bi-fold doors opening onto a private garden. With neutral décor throughout, it's ready to move straight into.



Entrance Hall

Double glazed composite door to the front, radiator, stairs leading to the first floor. Access into the open plan kitchen/dining space.

Kitchen

10' 8" x 10' 4" (3.25m x 3.170m)

A fully fitted kitchen with a range of wall and base units with complimentary work surfaces over incorporating double electric oven, warming drawer, gas hob with splashback, integrated fridge freezer, integrated dishwasher, stainless steel sink and drainer, double glazed window to the front, and spotlights to the ceiling.

Dining Room

16' 2" x 9' 5" (4.93m x 2.87m)

Double glazed bi-fold doors leading into the rear garden and a radiator.

Utility Area

Plumbing for washing machine

Downstairs Wc

Low level flush WC, and wash hand basin. Radiator, and a double glazed window to the side.

First Floor Landing

Radiator and a double glazed window to the front. Access into bedroom one and the living room.

Living Room

17' 9" x 10' 4" (5.41m x 3.15m)

Double glazed window to the front and a radiator.

Bedroom One

12' 2" x 10' 6" (3.71m x 3.20m)

Double glazed window to the rear, built in wardrobes, radiator and access into the ensuite.

Ensuite

A three piece fitted suite comprising of double shower cubicle with rainfall shower, low level flush WC, and wash hand basin. Chrome heated towel rail, built in storage, double glazed window to the rear,

and Amtico flooring.

Second Floor Landing

Access into bedrooms two and three, and the family bathroom. Storage cupboard housing the combi boiler, and loft access (loft part boarded)

Bedroom Two

13' 7" x 11' 5" (4.14m x 3.48m)

Double Glazed window to the front and a radiator.

Bedroom Three

13' x 9' 5" (3.96m x 2.87m)

Double glazed window to the rear and a radiator.

Bathroom

Three piece fitted suited with panel bath with shower over, low level flush WC, and wash hand basin with vanity unit. Chrome heated towel rail, double glazed window to the rear and Amtico flooring.

Exterior

Double driveway to the front providing ample off street parking. To the rear of the property is a fully enclosed south facing garden with lawn area, composite decking and fenced boundaries. Outside tap and electrics.



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Fortress Close, Pontefract

- ***GUIDE PRICE £290,000 - £300,000***
- Three Bedroom Three Storey Semi-Detached Home
- Double Driveway To the Front
- South Facing Rear Garden
- Ensuite To Master Bedroom

Tenure: Freehold EPC Rating: B
Council Tax Band: D

guide price

£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119631 - 0005

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