



63 Wakefield Road, Pontefract, WF8 4HW

Situated just off Wakefield Road in Pontefract, this immaculate detached house offers a delightful blend of comfort and style. Built in 1950, the property has been lovingly maintained and is presented in excellent condition throughout, making it an ideal choice for families or those seeking a spacious home.

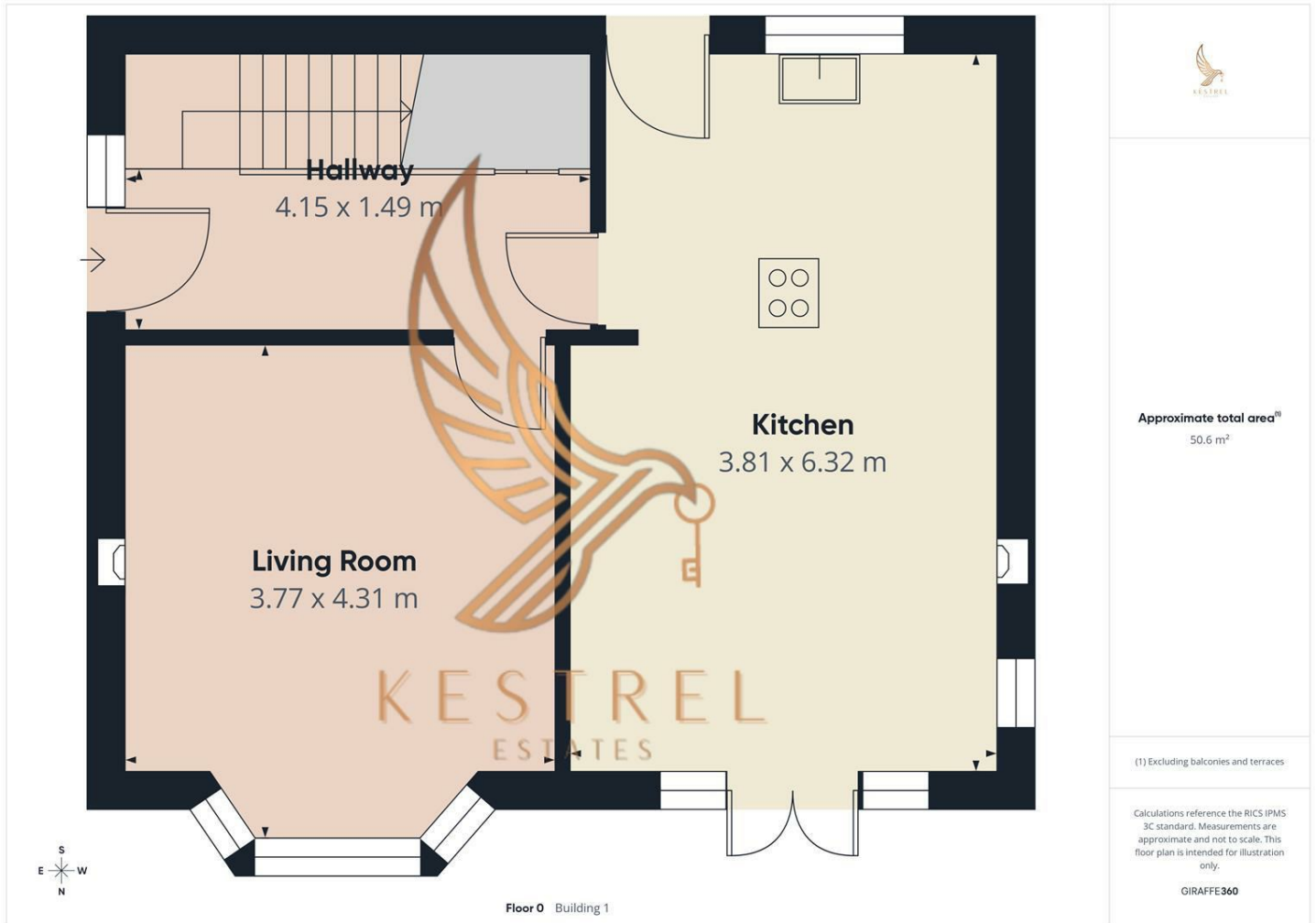
Spanning an impressive 1,011 square feet, this residence boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The three well-proportioned bedrooms provide ample space for relaxation, while the modern bathroom ensures convenience for daily living.

One of the standout features of this property is the private gates, which offer an added sense of security and exclusivity. Additionally, the house comes with a versatile annex, providing the perfect opportunity for a home office, guest accommodation, or even a playroom for children.

With its prime location in Pontefract, residents will benefit from easy access to local amenities, schools, and transport links, making it a highly desirable area to call home. This property truly represents a wonderful opportunity to acquire a charming family home in a sought-after location. Don't miss the chance to make this delightful house your own.

- COMES WITH A SELF CONTAINED ANNEX
- IMMACULATE THROUGH OUT
- GATED PROPERTY
- DETACHED HOME
- CLOSE TO TOWN CENTRE
- NOT OVER LOOKED
- DO NOT MISS OUT ON THIS!

£325,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	