

## 15 Newton Grange, Pontefract, WF9 4DY

\*\*PRICE GUIDE - £230,000 - £250,000\*\*

Hitting the market with Georgina from Kestrel Estates is this affordable 5 bed semi detached property which must be viewed to truly appreciate the space on offer.

With an open plan living/dining room open up onto the garden, fitted kitchen, downstairs WC and integrated garage which could be converted to create even more space, this home is perfect for any growing family.

Up the first flight of stairs there are 3 bedrooms, 1 with en suite and the house bathroom. On the next level you will find a further 2 bedrooms, 1 with an en suite and fitted wardrobes.

Outside there is a lovely rear garden and parking for several vehicles at the front.

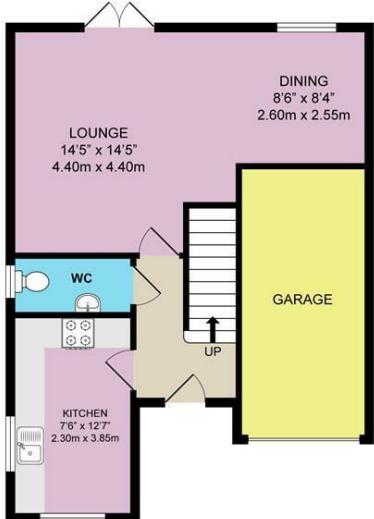
With all of this and great location close to schools, parks and amenities it really is the perfect home for families.

Be quick as we feel this one won't be around long at this price.

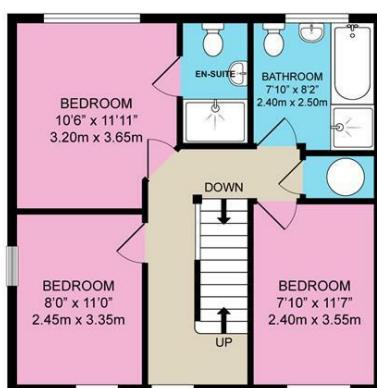
- \*\* GUIDE PRICE - £230,000 - £250,000
- 5 Bed Semi Detached Property Set Over 3 Floors
- Stunning Garden To The Rear
- Open Plan Living/Dining
- En Suites to 2 Bedrooms Plus House Bathroom
- This Home is so spacious
- Garage
- Arrange Your Viewing Now!!

**£230,000**

GROUND FLOOR  
662 sq ft (61.5 sqm) approx.



FIRST FLOOR  
590 sq ft (54.8 sqm) approx.



SECOND FLOOR  
509 sq ft (47.3 sqm) approx.



TOTAL FLOOR AREA: 1761 sq ft (163.6 sqm) approx.

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