

**3 Love Lane,  
Pontefract, WF8 4AB**

- # Situated within an established and convenient location close to amenities
- # Victorian Semi Detached House
- # Two Reception Rooms, Three Bedrooms
- # Useful Basement includes Utility Area
- # UPVC double glazed windows, gas fired central heating & Wood burning fire/stove
- # Enclosed rear garden with outbuildings
- # Energy Performance Rating

**GUIDE PRICE****£227,500**

3 Love Lane, Pontefract, WF8 4AB - August 2024

## DESCRIPTION

This Victorian Semi Detached House is situated within an established and convenient location on the outskirts of the town centre which is close to local amenities and also schooling. The property is double fronted with two reception rooms to the ground floor of which the lounge includes a wood burning fire/stove and with moulded cornices to the ceilings. Both dining room and kitchen have parquet flooring. There is a cellar/basement that extends beneath the lounge that incorporates a utility room but also good storage or potential for other uses. To the first floor there are three bedrooms together with a bathroom that incorporates a 4-piece suite with walk in shower in addition to the panelled bath and high level w.c. and wash basin. The accommodation benefits from gas fired central heating to the majority and also UPVC double glazed windows. Outside there is a low brick built boundary wall and hedge with a small front yard. With a shared passageway to the side, there is an enclosed garden to the rear that incorporates a paved patio, lawned garden areas and two outbuildings of which one includes a w.c.

**The Accommodation comprises: -**

## GROUND FLOOR

**FRONT ENTRANCE** with a wooden floor.

**LOUNGE:** - 14ft 1in x 13ft (4.29m x 3.96m) with stripped/stained wooden floorboards, a wood burning fire/stove that sits on a tiled hearth, built in cupboard to recess with fitted shelves above, moulded cornice to the ceiling, picture rail and a ceiling light rose. Double panel central heating radiator and French doors that open onto the rear garden.

**DINING ROOM:** - 14ft x 12ft 11in (4.27m x 3.94m) with parquet flooring, an attractive period style fireplace with a living flame gas fire on a tiled hearth, built in cupboard with shelves above to the recess, moulded cornice to ceiling, ceiling light rose and a double panel central heating radiator. Access to cellar (see below).

**KITCHEN:** - 9ft x 7ft 11in (2.74m x 2.41m) with parquet flooring extending from the dining room and is fitted with a range of base and wall mounted cupboard/drawer units including a glazed display cabinet, worktops with tiling to

walls above, stainless steel circular sink unit with matching drainer, plumbing for automatic washer, gas cooker point and coving to ceiling. Rear Entrance.

## BASEMENT

### CELLAR

**UTILITY ROOM** 11ft 8in x 4ft 10in (3.56m x 1.47m)

**STORAGE ROOM:** - 12ft 1in x 8ft 3in (3.68m x 2.51m).

**STAIRCASE** off the front entrance hall leads to: -

## FIRST FLOOR

**LANDING** with stripped/stained wood floor, double panel central heating radiator, coving to ceiling and access to roof space.

**FRONT BEDROOM No. 1:** - 14ft 1in x 12ft 11in (4.32m x 3.94m) with stripped stained wood flooring, coving to ceiling, picture rail and a double panel central heating radiator.

**REAR BEDROOM No. 2:** - 12ft 9in x 9ft (3.69m x 2.74m) with stripped/stained wood flooring, coving to ceiling and a double panel central heating radiator.

**FRONT BEDROOM No. 3:** - 12ft 3in x 6ft 9in (3.74m x 2.1m) plus a built in storage cupboard over the stairs with central heating boiler, coving to ceiling and a double panel central heating radiator.

**BATHROOM** 9ft 3in x 6ft 9in (2.82m x 2.06m) and includes a 4-piece suite comprising of a panelled bath, walk in shower, high level w.c. and wash hand basin. Tiling to walls, coving to ceiling, extractor fan and a wall mounted towel radiator.

## OUTSIDE

At the front of the property there is a small yard with a low brick front boundary wall with hedge. To the rear there is an enclosed garden that incorporates a stone patio, lawn with gardens and two brick outbuildings of which one incorporates a w.c.

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**SERVICES**

It is assumed all Mains services are connected and gas central heating is installed.

**TENURE**

It is assumed that the property is Freehold.

**COUNCIL TAX BAND**

Wakefield MDC - A

**VIEWING**

Strictly by prior appointment with the Agents  
Abson Blaza Property Services 01977 780599.





**NOTE TO PROSPECTIVE PURCHASERS:**

**Room measurements & Floor Plans:**

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

**Tenure & Boundaries:**

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

**Services:**

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers. The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

**Additional Information:**

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property