



**Willow Bank Drive, Pontefract WF8 2WQ**

*welcome to*

**Willow Bank Drive, Pontefract**

\*\*\* GUIDE PRICE £390,000 -£400,000 \*\*\* Stunning four-bedroom detached home in Pontefract, modernised to a high standard. Featuring a lounge, dining room, conservatory, quality integrated kitchen, two en suites, family bathroom, driveway, garage, and landscaped garden.



This four-bedroom detached family home has been thoughtfully modernised to an exceptional standard, offering stylish and spacious accommodation. Boasting high-quality fixtures and fittings throughout, the property is ready to move straight into. The accommodation briefly comprises an entrance hall and ground floor WC. There is a spacious lounge leading to a separate dining room and a to a bright and airy conservatory, creating a seamless flow between the living accommodation and the rear garden. The conservatory enjoys direct garden access, making it an ideal space to enjoy throughout the year. The heart of the home is the impressive modern kitchen, fitted to a high specification with a range of quality units, integrated appliances, and ample worktop space, combining practicality with style.

To the first floor, the property offers four well-proportioned bedrooms. Two bedrooms have stylish en-suite shower rooms and the remaining bedrooms are served by a family bathroom.

Externally, the property occupies an attractive plot with a front garden, driveway and an integral garage. To the rear is a beautifully landscaped and fully enclosed garden, offering a private outdoor space perfect for family enjoyment, outdoor dining, and entertaining.

Ideally situated close to a wide range of local amenities, schools, leisure centres, and excellent transport links, this outstanding family home offers the perfect combination of style, space and convenience.

## Agents Note

### Entrance Hall

### Wc

### Lounge

18' 1" x 11' 2" ( 5.51m x 3.40m )

### Dining Room

11' 11" x 8' 10" ( 3.63m x 2.69m )

### Kitchen

15' x 12' 5" ( 4.57m x 3.78m )

### Conservatory

14' x 9' 9" ( 4.27m x 2.97m )

### Landing

### Bedroom One

13' 3" x 12' 2" ( 4.04m x 3.71m )

### Ensuite

### Bedroom Two

8' 5" x 12' 10" ( 2.57m x 3.91m )

### Bedroom Three

10' 6" x 8' 9" ( 3.20m x 2.67m )

### Bedroom Four

9' 9" x 6' 8" ( 2.97m x 2.03m )

### Bathroom

### Outbuilding

17' 4" x 8' 3" ( 5.28m x 2.51m )



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## welcome to Willow Bank Drive

- \*\*\* GUIDE PRICE £390,000 -£400,000 \*\*\*
- Four Bedroom Detached House
- Lounge and Dining Room
- Driveway and Garage
- Completed to a High Standard

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

guide price  
**£390,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON120024 - 0002

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