



Shortwall Court, Pontefract WF8 4SZ

welcome to
Shortwall Court, Pontefract

Situated on the popular Princes Park development in Pontefract, this modern three-bedroom semi-detached home offers spacious accommodation



EPC RATING B* Located on the highly regarded Princes Park development off Parkside, Pontefract, this modern three-bedroom semi-detached home offers spacious and versatile accommodation arranged over three floors, ideal for a range of buyers including first-time purchasers, young families and professionals.

The property is well presented throughout and provides comfortable living space designed to suit modern lifestyles. The accommodation includes a welcoming entrance hall, a bright and spacious living area, a well-appointed kitchen with dining space, three good-sized bedrooms and family bathroom facilities, with the layout offering flexibility for growing families or those requiring space to work from home.

Externally, the property benefits from a double driveway providing ample off-street parking, while to the rear there is an enclosed garden offering a secure and private space for relaxing, entertaining and family enjoyment.

Princes Park remains one of Pontefract's most popular modern developments thanks to its convenient access to a wealth of amenities. Pontefract Park, Aspire @ The Park, Junction 32 Outlet Village, Xscape Yorkshire and Pontefract town centre are all within easy reach, providing an excellent range of shopping, dining, leisure and recreational facilities. Well-regarded schools are also located nearby, making the property particularly appealing to families.

Important Notice

Entrance Hall

Wc

Lounge

15' 9" x 14' 9" (4.80m x 4.50m)

Kitchen

10' 8" x 8' 6" (3.25m x 2.59m)

Landing

Bedroom One

15' 6" x 9' 4" (4.72m x 2.84m)

Ensuite

Bedroom Two

9' 8" x 13' 6" (2.95m x 4.11m)

Bedroom Three

8' 8" x 9' 1" (2.64m x 2.77m)

Bathroom

Agents Note



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- EPC RATING B
- Three bedroom semi-detached
- Double Driveway
- Spacious Accommodation Over Three Floors
- Ensuite To Master

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

£245,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON120056 - 0006

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