

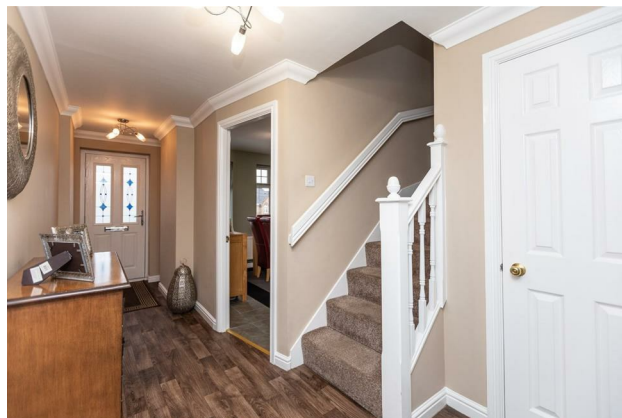
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1 Canterbury Court, Pontefract, WF8 2UH

Offers In Excess Of £325,000

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Total area: approx. 131.9 sq. metres (1420.0 sq. feet)

EPC

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
70	
England & Wales	EU Directive 2002/91/EC

Map



Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 1 Tenure: Freehold

Summary

Offered to the market is this stunning 4-bedroom detached residence, nestled on a generously proportioned corner lot. This property boasts an ideal location in close proximity to Pontefract town center, offering easy access to its amenities and excellent transportation links. It is a superb choice for a family home and is conveniently positioned within walking distance of local schools.

The property briefly comprises of, entrance/hall with downstairs w.c, dining room, utility room which provides access to the garage, living room, kitchen/diner and two separate conservatory's to the ground floor. To the first floor is landing with handy storage cupboard, four bedrooms with en-suite to master and the family bathroom.

The kitchen/diner offers a variety of wall and base-level units, complemented by a tiled backsplash and additional space for casual dining. Furthermore, the property boasts a rear extension, featuring a double conservatory that opens up numerous flexible living possibilities. The ground floor also benefits from two reception rooms. The living room opens up on to the conservatory, and the separate dining room provides windows to the front aspect of the property and provides plenty of space for family entertaining.

To the first floor both bedroom one and two benefit from fitted wardrobes providing plenty of additional space. The master bedroom also includes it's very own private en-suite. The recently remodeled en-suite consists of modern vanity unit with low level flush w.c and inset sink, walk in shower cubicle and complimentary tiling throughout. The family bathroom includes bath with shower over, W.C, wash hand basin set inside vanity unit and textured tiling throughout.

Externally, at the front of the property, you'll find a private driveway granting access to the garage, along with a gate leading to the rear section of the property. The back of the residence showcases a meticulously tended private garden, complete with a patio seating area and a split-level section primarily covered in well-manicured lawn with a boarder of mature shrubs and greenery.

Features

• EPC RATING C • FREEHOLD - COUNCIL TAX BAND D • CORNER PLOT • GARAGE • OFF STREET PARKING • SPACIOUS ACCOMMODATION • DOWNSTAIRS W.C, ENSUITE & FAMILY BATHROOM • WELL MAINTAINED • UTILITY ROOM, CONSERVATORY AND TWO RECEPTION ROOMS • LARGER THAN AVERAGE REAR GARDEN