

# HUNTERS®

HERE TO GET *you* THERE

**1 Chestnut Close, Pontefract, WF7 6NQ**

**Offers In Excess Of £270,000**

Property Images

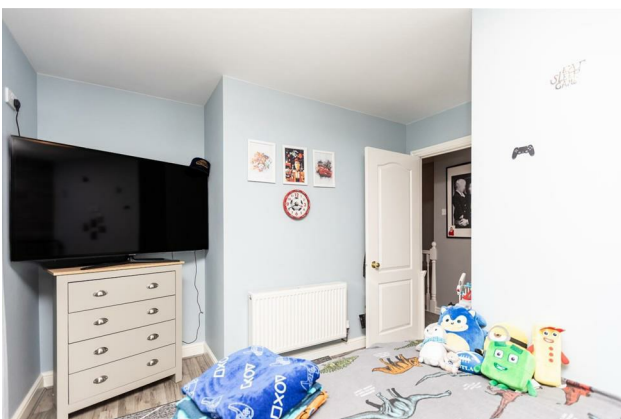
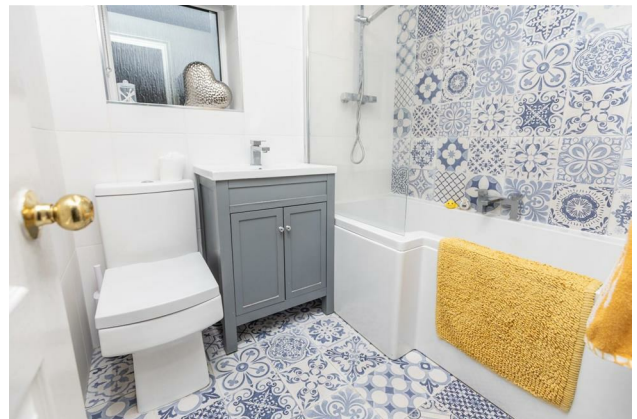




# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

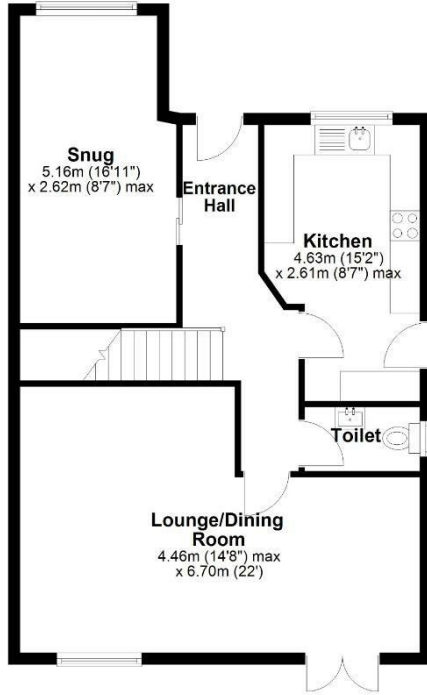
## Property Images





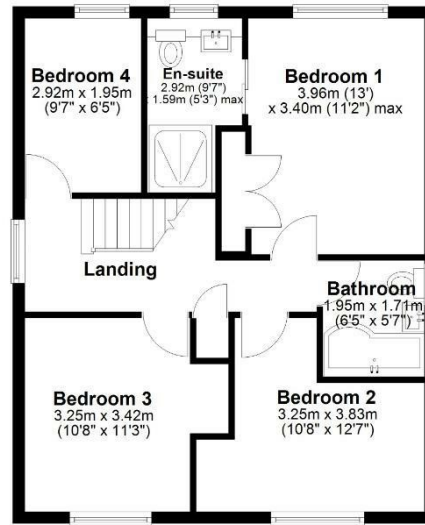
### Ground Floor

Approx. 63.5 sq. metres (683.4 sq. feet)



### First Floor

Approx. 55.4 sq. metres (596.3 sq. feet)



Total area: approx. 118.9 sq. metres (1279.8 sq. feet)

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Map



### Details

Type: House Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

HUNTERS are proud to introduce to the market this well appointed 4 bedroom detached property in Featherstone situated on a popular development in close proximity to good schools, amenities and transport links.

To the ground floor is a utility room/further reception room currently used as a home office, fitted kitchen with a range of base and wall units finished in high gloss, complimentary worktops and tiles, downstairs wc and large open plan living room/dining room with patio doors out to the rear garden.

Upstairs is the master bedroom featuring an ensuite shower room with large shower cubicle, basic and wc, fitted wardrobes providing lots of storage space and a vanity area. There are 3 further double bedrooms and the family bathroom with 3 piece suite and Moroccan feature floor to ceiling tiling.

To the rear of the property is spacious enclosed rear garden perfect for entertaining with large patio area and pergola then a further artificially turfed area. To the front of the property is a driveway for 2 vehicles and pleasant buffer gardens.

Viewing is essential to appreciate the property on offer.

## Features

- WELL APPOINTED 4 BED DETACHED PROPERTY • CLOSE TO SCHOOLS AND AMENITIES • GOOD TRANSPORT LINKS • 2 RECEPTION ROOMS • SPACIOUS REAR GARDEN • 4 DOUBLE BEDROOMS • EPC RATING D • COUNCIL TAX BAND D • FREEHOLD