

# HUNTERS®

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## Cutsyke Road

Featherstone, Pontefract, WF7 6BD

Offers Over £500,000



Set in a generous plot in a great location with gardens to all 4 sides is this exclusive detached property which Hunters are proud to introduce to the market. Integrated with a fusion of technology and convenience, the property boasts a unique smart design with features such as smart lights throughout which can be controlled remotely via an app. Internally, this family home is completed to a high specification throughout and the layout is suitable for the growing family, professionals and multi-generational families alike. Viewing is essential to appreciate the space and style of property on offer.



## Ground floor accommodation

The ground floor is centred around an expansive bright and airy open plan kitchen/dining/family room. Great for entertaining this space features a range of light high gloss base and wall units, integral appliances, complimentary quartz worktops and upstands, breakfast bar, space for an 8 seater dining table and family area with patio doors leading out to the garden. The ground floor also benefits from a further dual aspect living room with ample space and multi fuel stove, utility room, reception hall downstairs WC and a control room. Additionally, the ground floor boasts underfloor heating throughout, providing a cosy ambiance all year around.

## First floor accommodation

The first floor landing provides space for a reading nook or workspace and leads off to four bedrooms and the house bathroom. The master suite features a dressing room with fitted furniture and complimenting sky lights allowing ample natural light. Adjacent to the dressing room is the spacious modern en-suite shower room. The second bedroom also has its own en-suite shower room and the 2 further bedrooms are generous in size the fourth bedroom currently used as a home office. The house bathroom is tiled floor to ceiling in a marble effect tile with modern white 3 piece suite.

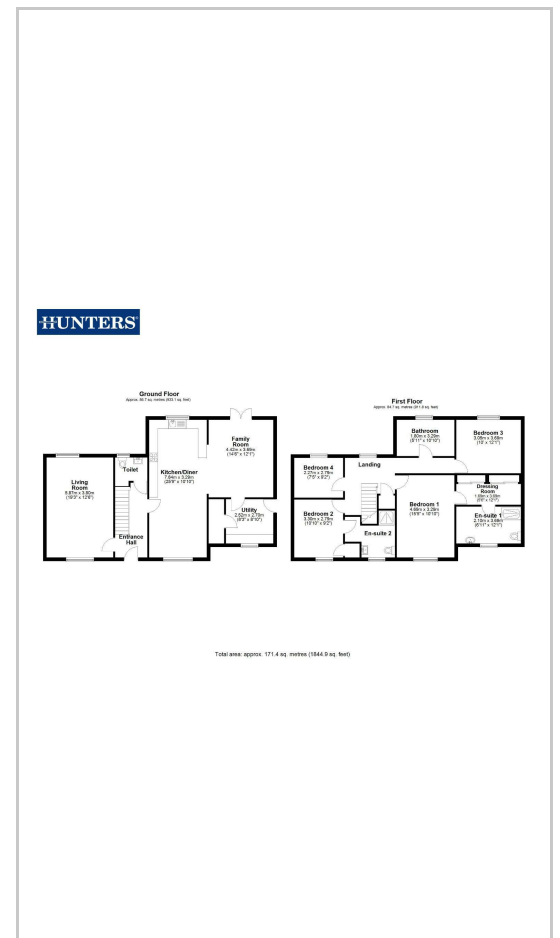
## External

External features of the property include a double garage, paved parking spaces for multiple vehicle and lawned patio areas surrounding the property perfect for outdoor summer entertainment. Additionally, the property benefits from an electric operated gate, providing high levels of safety and privacy combined with the mature privet hedges.

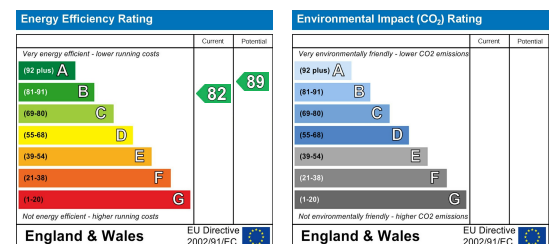
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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