

HUNTERS®

HERE TO GET *you* THERE

2 Ilberts Way, Pontefract, WF8 4SQ

£400,000

Property Images



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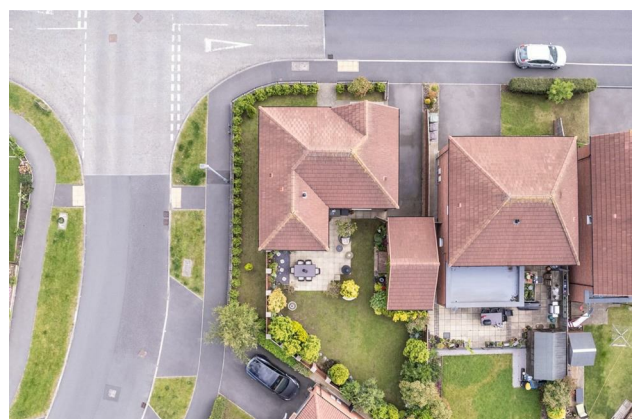
Property Images



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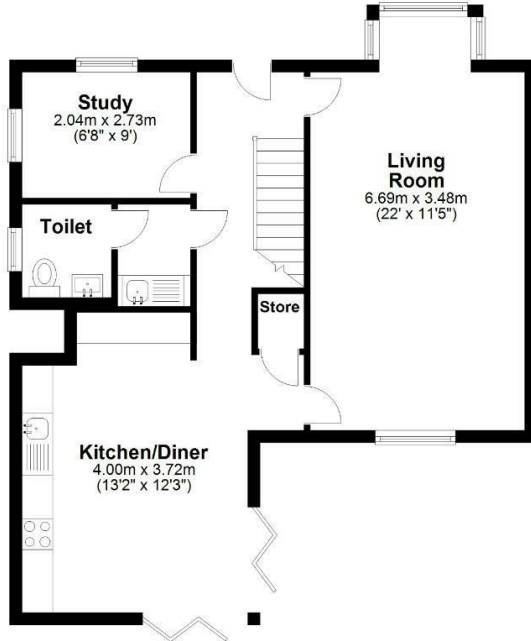
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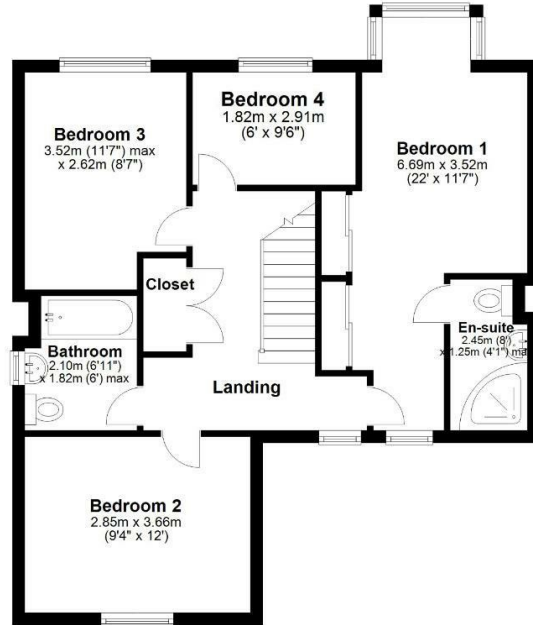
Ground Floor

Approx. 58.5 sq. metres (629.3 sq. feet)



First Floor

Approx. 58.8 sq. metres (633.1 sq. feet)

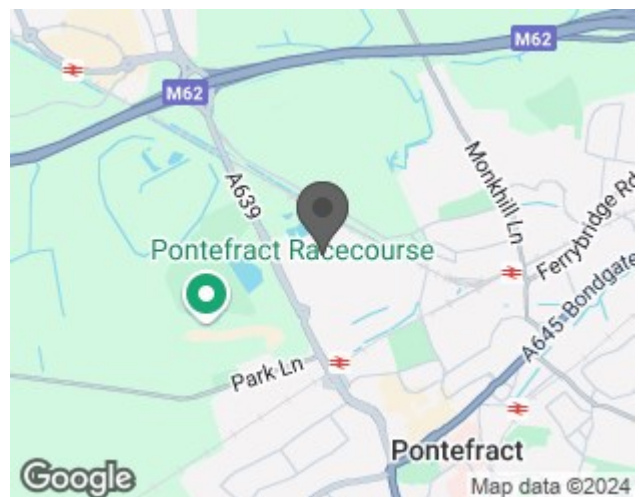


Total area: approx. 117.3 sq. metres (1262.5 sq. feet)

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(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 - Detached Beds: 4 Bathrooms: 2 Receptions: 2
Tenure: Freehold

WOW, what a stunner!! Hunters are privileged to bring to the market this four bedroom detached family home in a wonderful residential area. The freehold property is in a prime location on this sought after development. The property is on a good sized plot with demarcation of the boundary by wall and wrought iron railings and rear garden designed to have a good degree of privacy.

Entrance to the property is via a front entrance door opening into a good sized hallway with stairs leading to the first floor accommodation and doors to the utility and ground floor cloakroom/wc, study with dual aspect glazing and the lounge also has dual aspect glazing one being a lovely box bay window. The spacious kitchen/diner is extensively fitted with modern base and wall units incorporating a storage wall with stainless steel double oven and storage shelves. A fantastic feature of the kitchen is the corner positioned bi-fold doors giving views of the rear garden.

To the first floor, bedrooms three and four overlook the front aspect and bedroom two overlooks the rear garden. The main bedroom is dual aspect and has the added benefit of fitted wardrobes and an ensuite with a corner cubicle housing a shower. The bathroom is fitted with a three piece suite comprising of a rectangular bath, vanity basin and WC. Fully tiled walls compliment the fittings.

Externally the gardens to the front and side has shrubbery and is laid to lawn. A drive provides parking and leads to a brick built detached garage. The rear garden is designed to give a good degree of privacy and has a paved patio, lawn and mature shrubbery.

This really is an amazing family home in a fantastic location close to motorway links, public transport and green areas for walks on lovely days.

Features

- FREEHOLD DETACHED PROPERTY • EPC GRADE B • COUNCIL TAX BAND E • FOUR BEDROOMS • STUNNING PLOT • DETACHED GARAGE • CLOSE TO MOTORWAY LINKS • CLOSE TO PONTEFRACT RACE COURSE • AMAZING OPPORTUNITY