

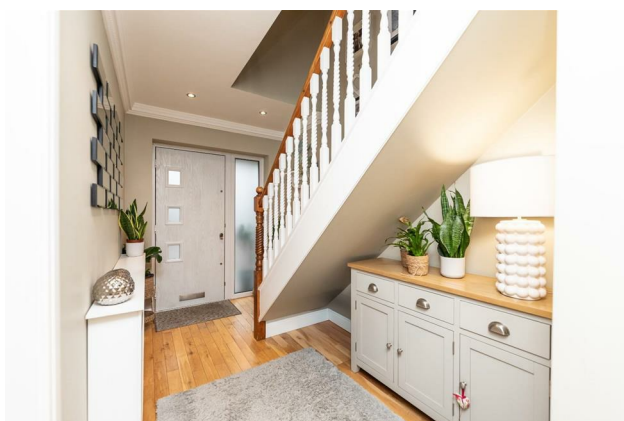
# HUNTERS®

HERE TO GET *you* THERE

**18A Hartley Park Avenue, Pontefract, Wakefield, WF8 4AW**

**£425,000**

**Property Images**

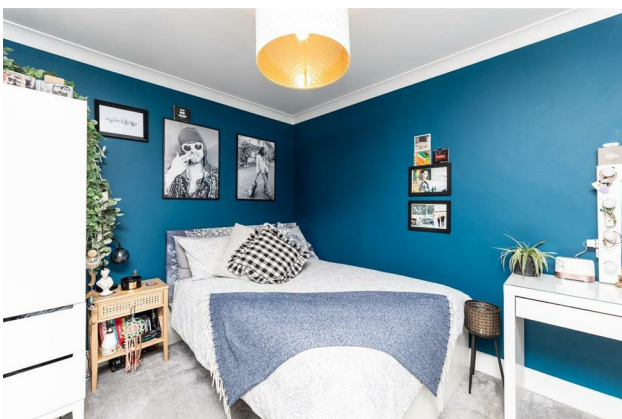
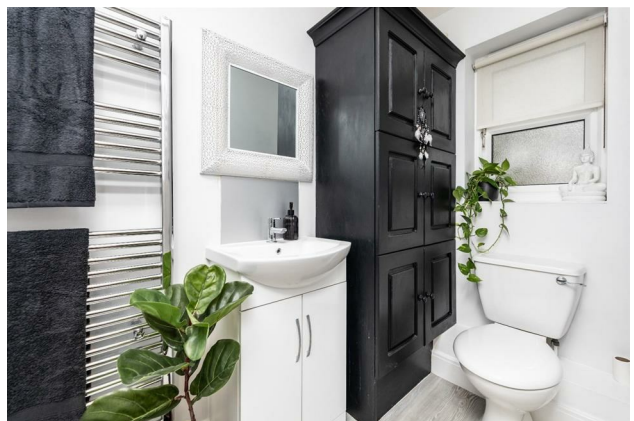
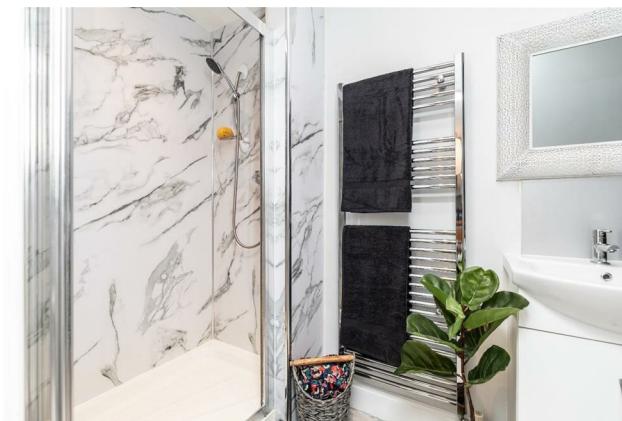




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## Property Images





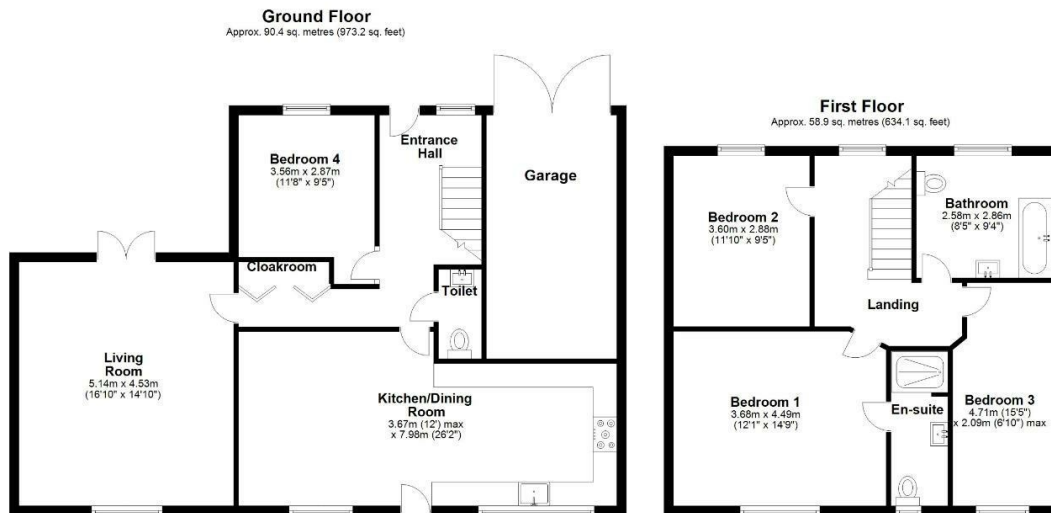
## Property Images



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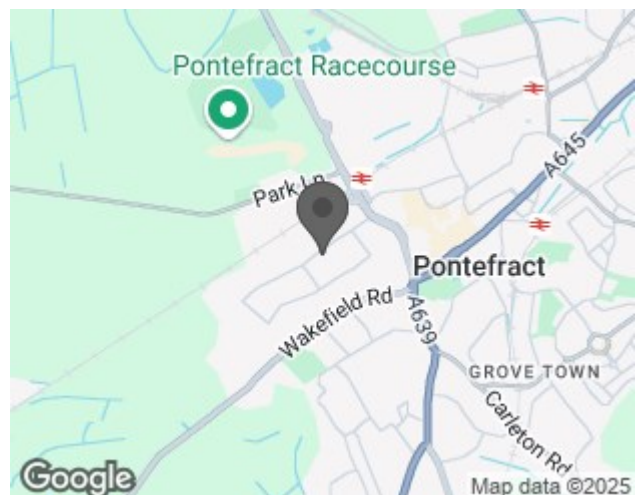


Total area: approx. 149.3 sq. metres (1607.3 sq. feet)

## EPC

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

## Map



## Details

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



HUNTERS are proud to introduce to the market this stunning 4 bed detached property tucked away down a private driveway in a sought after location in the South of Pontefract. Individually built by the current owners the property benefits from close proximity to schools and amenities. This property really does need to be viewed to be truly appreciated.

Perfect for family/multi-generational living this home briefly comprises; entrance hallway, kitchen diner, downstairs wc, living room, master bedroom with ensuite, 3 further double bedrooms and family bathroom.

As you enter the property you are greeted by the entrance hallway with beautiful solid wood floors and open staircase. Towards the end of the hallway is a large cloakroom cupboard with shelving, ideal for storing coats and shoes. Off to the right is the 4th bedroom, currently used as a bedroom this room offers the flexibility to be a playroom, home office or gym. The heart of the home is to the rear where you'll find a spacious modern dining kitchen and a lovely relaxing living room. The kitchen diner is timeless and features a range of grey handle less base and wall units, crisp white worktops, porcelain Belfast sink, integrated appliances, space for a range cooker and dining area with space for a 6-8 seater dining table and further furniture. Access to the rear garden can also be found in the kitchen diner. The dual aspect living room features a beautiful inglenook fireplace perfect for enjoying cosy winter evenings, with feature patio doors out to a decked area to the front of the property. Downstairs also benefits from a WC.

Upstairs is the master bedroom with large window allowing for lots of natural light and stylish ensuite bathroom with a large storage unit, double shower cubicle, vanity unit housing the basin and wc. 2 further double bedrooms and the large family bathroom complete the first floor. The bathroom is spacious with bath, vanity unit housing the basin and wc.

To the front of the property the driveway is accessed via large wooden gates, electronically powered, with additional access via pedestrian side gate. The driveway provides parking for multiple vehicles and access to the integral garage. To the rear of the property is an indian stone patio area and lawn area. Overall the property sits in a generous plot with various seating areas perfect for entertaining, surrounded by mature trees, plants and hedges.

Pontefract itself has so much to offer. Transport links and public transport links are on the doorstep with the M62 and A1 within easy reach as well as train stations and a central bus station with routes all over Yorkshire. Pontefract is also home to its infamous Racecourse providing events throughout the year; there are supermarkets, eateries, bars aplenty and also 2 high schools and an array of primary schools. Pontefract is also in close proximity to the Junction 32 shopping outlet and Xscape Activity Centre which people travel for miles to visit!

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## Features

• EXCELLENT DETACHED HOME • GREAT LOCATION • MODERN AND SPACIOUS THROUGHOUT • PARKING FOR MULTIPLE VEHICLES • 4 DOUBLE BEDROOMS • GARAGE • VIEWING ESSENTIAL • EPC RATING C • FREEHOLD • COUNCIL TAX BAND E