

HUNTERS®

HERE TO GET *you* THERE

5 Edward Mews, Pontefract, WF8 4SR

Offers In Excess Of £365,000

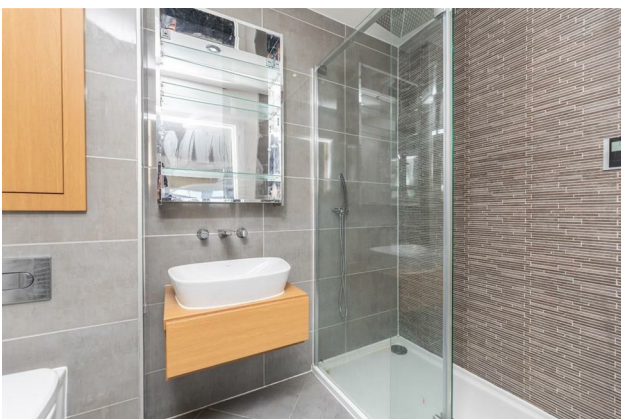
Property Images



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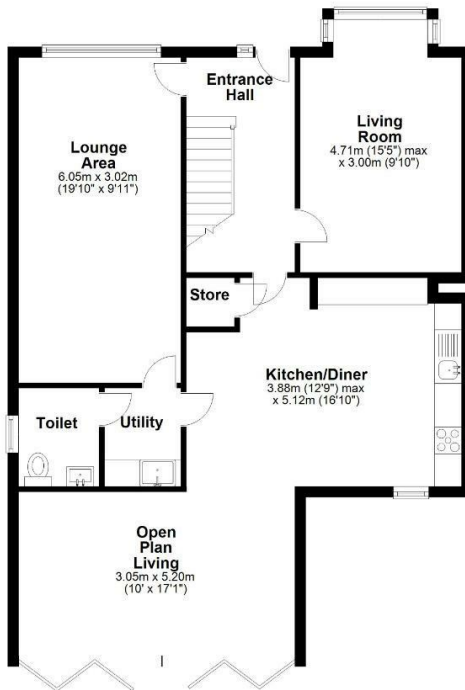
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Ground Floor

Approx. 80.1 sq. metres (862.5 sq. feet)



First Floor

Approx. 65.9 sq. metres (709.4 sq. feet)



Total area: approx. 146.0 sq. metres (1571.9 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: 3
Tenure: Leasehold

The ground floor of the property comprises of an entrance hallway, which leads to the living room, featuring a spectacular bay window, allowing ample lighting, whilst providing spacious living and seating space. Further from this living room, is the lounge area, boasting further seating and entertainment area, whilst also providing access to the utility room, with plumbing facilities and downstairs w/c. Following on, there is an open plan kitchen dining and living space, fitted with integral appliances, with wall and base units, perfect for storage solutions and complimentary tiling throughout this space. Additionally, this room is fitted with large windows and bifold doors, allowing seamless transition from indoor living to outdoor entertainment.

The first floor of the property benefits from a spacious landing area, fitted with an integral storage cupboard, perfect for handy storage facilities. The master bedroom complete with an en-suite, showcases the stunning tiled area, fitted with a walk in shower, hand basin and w/c. Further are 3 good sized bedrooms, with large windows, allowing ample lighting with a house bathroom, fitted with a 3-piece suite and complimentary floor to ceiling tiles.

External to the property, the enclosed garden at the rear offers a paved area perfect for al fresco dining or lounging, as well as a lush lawn that provides space for children to play or for gardening enthusiasts to indulge. The front of the property boasts a private driveway with ample off-street parking, making it a practical yet welcoming entryway to your new home.

Viewing is essential to appreciate the property! Call now to book your viewing!

SPACIOUS EXTENDED EXECUTIVE DETACHED PROPERTYTUCKED AWAY IN A SECLUDED PART OF THE ESTATE OVERLOOKING FIELDS**SOUGHT AFTER ESTATE**2 RECEPTION ROOMS PLUS KITCHEN DINING FAMILY ROOM**ARRANGE A VIEWING TODAY****

Features

• EXECUTIVE EXTENDED DETACHED PROPERTY • LOCATED IN A BEAUTIFUL POSITION WITH LOVELY VIEWINGS • 4 DOUBLE BEDROOMS • 2 RECEPTION ROOMS • SPACIOUS EXTENDED DINING/KITCHEN/LIVING • ENCLOSED REAR GARDEN • DRIVEWAY • MODERN FITTINGS THROUGHOUT • EPC RATING B • COUNCIL TAX BAND E