

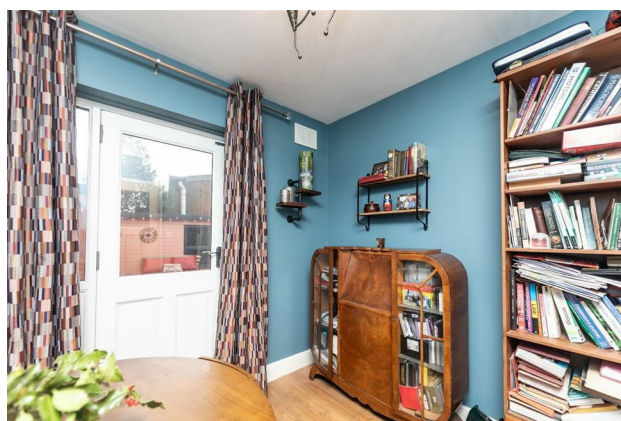
# HUNTERS®

HERE TO GET *you* THERE

**16A Hartley Park Avenue, Pontefract, Wakefield, WF8 4AW**

**Offers Over £450,000**

**Property Images**





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## Property Images





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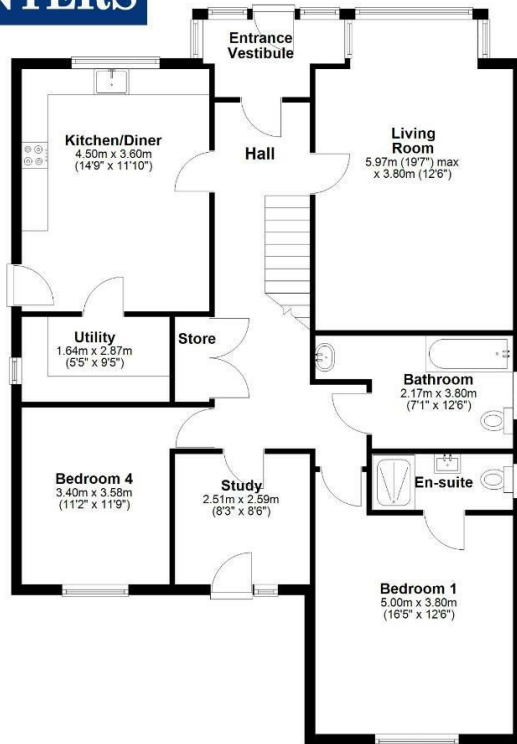
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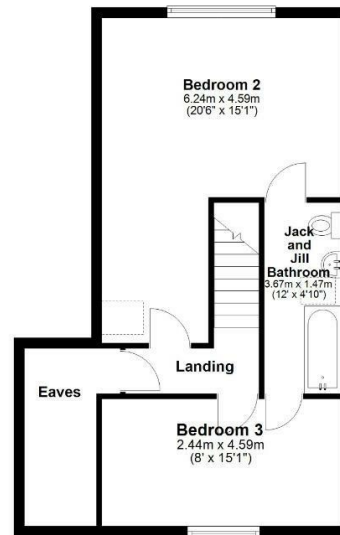
## Ground Floor

Approx. 108.7 sq. metres (1170.3 sq. feet)



## First Floor

Approx. 50.0 sq. metres (537.9 sq. feet)

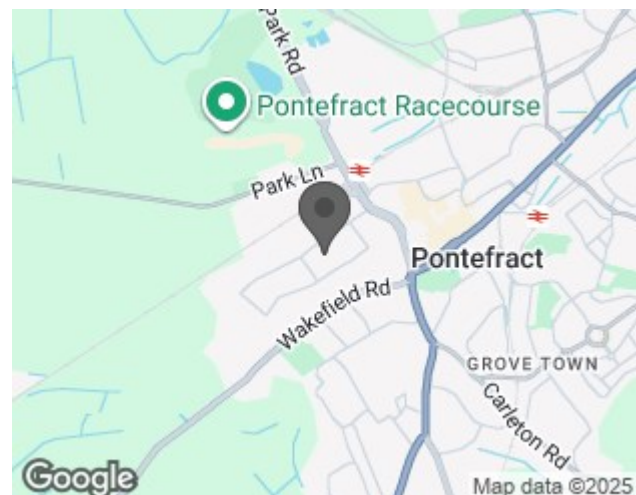


Total area: approx. 158.7 sq. metres (1708.2 sq. feet)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	81
(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: 3 Receptions: 1  
Tenure: Freehold



#### THE SETTING:

Hartley Park Avenue is a well-regarded residential area offering excellent transport links, with convenient access to both the M62 and A1 motorways. Ideally positioned between Pontefract and Castleford, the location provides easy access to a wide range of local amenities including schools, supermarkets, shops, bars, and restaurants.

For sports enthusiasts, Pontefract Collieries Football Stadium and Castleford Tigers Rugby Ground are both nearby. Leisure and retail facilities are also well catered for, with Junction 32 Outlet Village and Xscape just a 10-minute drive away.

Surrounded by attractive semi-rural villages and countryside walks, this location is ideal for families seeking a balance of convenience and lifestyle.

#### THE PROPERTY:

Approaching the home, there is a separate entrance vestibule providing practical space for coat and shoe storage. Upon entering, you are welcomed by a grand entrance hallway featuring stylish modern panelling and neutral flooring, setting the tone for the rest of the property. To the right of the hallway is the open kitchen and dining area perfect for entertaining. The kitchen is fitted with a range of traditional farmhouse style wall and base units, complimented by integrated cooking appliances, coordinating splashbacks and complementary work surfaces. A large farmhouse-style sink, ample storage and space for an American-style fridge freezer complete this well-appointed and functional family kitchen. There is further space to accommodate a 6 seater dining table, perfect for enjoy meals as a family, also to host family and friends. The kitchen dining space also features exposed wooden beams further adding to the cosy nature of the property. There is a further utility space connected to the kitchen space, with added storage facilities and adequate plumbing for washing machine. The living room is to the front of the property and features oak laminate flooring, ample space for a large furniture and a beautiful gas burner set within a brick ornate fireplace. The spacious master bedroom is situated on the ground floor to the rear of the property and features lots of space for furniture as well as ensuite shower room with shower cubicle, wc and basin. Bedroom number 3 is also a very generous double. The ground floor also benefits from a study that is great for those wishing to work from home but would also make a great playroom for children or even a fifth bedroom. Completing the ground floor is the house bathroom with bath, basin and wc.

To the first floor is a spacious landing leading off to two further bedrooms, both bedrooms are very generous in size and have the added benefit of a Jack and Jill bathroom with bath, basin and wc.

In summary the accommodation on offer in this property is perfect for modern family living, the layout flows really well throughout.

#### OUTSIDE SPACE:

In my opinion the outside entertaining space is such a selling point of this property. To the front of the property is a block paved driveway suitable for several vehicles, there is a pleasant front lawned garden with mature hedges surrounding and a decking area perfect for enjoying a morning coffee during the summer months.

To the rear of the property a brick built outhouse perfect for extra storage, shed/bar. detached garage. summerhouse perfect for using as a home office, patio area with lots of space for garden furniture and last but certainly not least, a purpose built building with a swimming pool! This creates the perfect garden for entertaining during the summer. The seller has also created a garden that is really low maintenance giving you more time to enjoy it!

Viewing is absolutely essential to appreciate the space and style of property on offer.

HUNTERS are proud to present this impressive executive four-bedroom family home to the market.

Located in the highly sought-after town of Pontefract, this substantial property offers four to five generously sized bedrooms, ample off-street parking, a grand entrance hallway, and spacious living accommodation throughout. Externally, the home benefits from expansive gardens to both the front and rear. The enclosed rear garden is a real standout feature, complete with a summer house housing a swimming pool. This exceptional property must be viewed to fully appreciate everything it has to offer.

#### Features

- Detached executive property
- 4 good sized bedrooms
- Spacious accommodation throughout
- Ideal family home
- Handy utility space
- Summer house featuring swimming pool
- Study room to the ground floor
- Ample off street parking
- EPC rating C
- Council tax band E



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