



## 10 Edward Mews, Pontefract, WF8 4SR

Welcome to this stunning detached house located in the desirable Edward Mews, Pontefract.

This property boasts a spacious living room, playroom or home office perfect for your family. The open plan kitchen/diner is a great place to entertain and with a downstairs WC and utility room its a perfect family space.

Upstairs you will find four bedrooms, one with en-suite and also a beautiful main bathroom, there is ample space for everyone in the household.

This modern home offers contemporary living spaces that are both stylish and functional. The property, constructed in 2015, exudes a sense of freshness and newness that is sure to appeal to those looking for a well-maintained home.

With a total of 1,378 sq ft of living space, this house provides a comfortable and spacious environment for you to make your own. Whether you are looking to host gatherings, work from home, or simply unwind in a tranquil setting, this property offers the versatility to cater to your lifestyle needs.

- STUNNING FAMILY 4 BED HOME
- NO CHAIN
- DETACHED
- OPEN PLAN KITCHEN WITH BIFOLD DOORS
- LARGE GARDEN
- CLOSE TO MOTORWAY LINKS
- GARAGE
- N.B some of the pictures have been staged to give a clearer impression of size.

**£375,000**



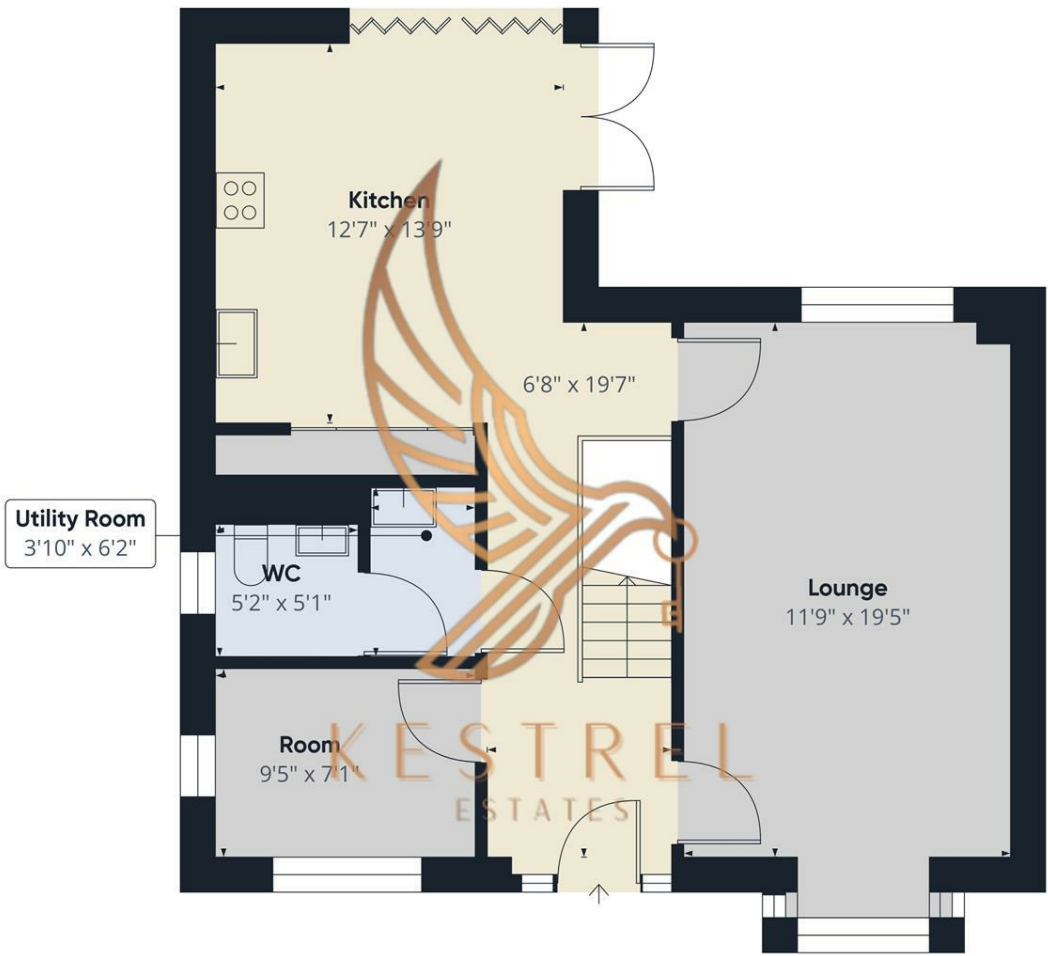
Approximate total area<sup>(1)</sup>  
700.62 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	
(81-91) B			
(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	