



**Longwall Road, Pontefract WF8 4SW**

**welcome to**

**Longwall Road, Pontefract**

SEARCHING for your FOREVER HOME? Then look no more, we've found it for you! With FOUR DOUBLE BEDROOMS, this IMMACULATE detached property offers SPACIOUS accommodation throughout and would be PERFECT for the family buyer. Don't miss this; contact us to view! \* Guide Price £350,000 - £370,000 \*





### **Entrance Hall**

Having a composite door to the front aspect, a marble effect tile floor, a gas central heating radiator, stairs to the first floor landing an internal doors to the integral garage, kitchen, and double doors to the lounge.

### **Lounge**

17' 3" max, into box bay window x 10' 2" max, into recess ( 5.26m max, into box bay window x 3.10m max, into recess ) Featuring a double glazed box bay window to the front aspect, a media wall with an inset electric fire and an independent thermostat allowing heating to the room separately to the rest of the property. Gas central heating radiator and bevelled glass panel double doors to the hallway.

### **Dining Kitchen**

21' 6" max x 9' 11" max, into box bay ( 6.55m max x 3.02m max, into box bay ) Comprising of a modern fitted kitchen with a range of both wall and base white gloss units with soft close doors and drawers plus chunky concrete effect work surfaces over. Also includes a grey sink and drainer with a chrome mixer tap, an electric oven with a gas hob and cooker hood extractor over. Integrated appliances includes the fridge freezer and dishwasher with marble effect porcelain tiles to the floor, ceiling spotlights, two gas central heating radiators, a double glazed window to the rear and double glazed French doors leading out to the rear garden.

### **Utility Room**

7' 2" max x 5' 4" max ( 2.18m max x 1.63m max ) Complete with white gloss wall and base units with concrete effect work surfaces over. Includes an integrated washing machine, a gas central heating radiator, and a door to the ground floor w.c.

### **W.C**

Equipped with a low level flush w.c, a wash hand basin and a gas central heating radiator.

### **First Floor Landing**

With stairs rising from the ground floor and having a double glazed window to the side aspect, the loft access hatch, an airing cupboard, and internal doors to the four bedrooms and house bathroom.

### **Bedroom One**

10' 10" max x 9' 10" max ( 3.30m max x 3.00m max ) Having a double glazed window to the rear aspect, a gas central heating radiator, an opening to the dressing area and the en-suite.

### **Dressing Area**

5' 11" max x 4' 8" max ( 1.80m max x 1.42m max ) Fitted with Hammonds three door mirror sliding wardrobes. Door to the en-suite.

### **En-Suite**

Equipped with a single shower cubicle, a wash hand basin and a low level flush w.c. Also includes an extractor fan, tiling to the shower cubicle and splash areas, gas central heating radiator, vinyl flooring and a double glazed window to the rear.

### **Bedroom Two**

13' 3" max x 9' 7" max ( 4.04m max x 2.92m max ) Double glazed window to the front aspect, herringbone effect flooring and a gas central heating radiator.

### **Bedroom Three**

10' 10" max x 8' 8" max ( 3.30m max x 2.64m max ) Double glazed window to the rear, wood effect flooring and a gas central heating radiator.

### **Bedroom Four**

11' 3" max x 8' 8" max ( 3.43m max x 2.64m max ) Double glazed window to the front aspect and a gas central heating radiator.

### **House Bathroom**

Consisting of a four piece bathroom suite which includes a bath, separate shower cubicle, a wash hand basin and a low level flush w.c. Part tiled walls with full tiling to the shower cubicle, vinyl flooring, a double glazed window to the front and a gas central heating radiator.

### **Exterior**

Externally the property has a double block paved driveway to the front aspect, a lawn area and a pathway to the front door and side gate.

To the rear is an enclosed garden space featuring an Indian stone paving and timber sleepers stepping up to an artificial lawn, a continuation of the Indian stone paving and a composite decking area.

### **Outdoor Bar**

18' 1" max x 13' 5" max ( 5.51m max x 4.09m max ) An insulated outbuilding fitted with a serving hatch to the side, electrics, wood effect vinyl flooring and outdoor lighting.

### **Garage**

An integral garage with an up and over door, power, lighting and a stud wall with the potential to convert into an additional reception room.



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## Longwall Road, Pontefract

- Guide Price £350,000 - £370,000
- Four Double Bedroom Detached Home
- En-Suite & Dressing Area To The Master
- Dining Kitchen With Utility Room
- Ground Floor W.C

Tenure: Leasehold EPC Rating: B

guide price

**£350,000 - £370,000**

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



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Please note the marker reflects the postcode not the actual property

This is a Leasehold property with details as follows; Term of Lease 299 years from 24 Mar 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
CAF111404 - 0004

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