



Hampshire Close, Pontefract WF8 2UG

welcome to

Hampshire Close, Pontefract

*****GUIDE PRICE £360,000 - £375,000*** FABULOUS EXTENDED FAMILY DETACHED HOME***TWO ENSUITES***UTILITY ROOM***PLENTY OF LIVING SPACE***OFF STREET PARKING***BEAUTIFUL REAR GARDEN IDEAL FOR ENTERTAINING*****



Summary

The property is perfectly positioned on this very popular residential development in Pontefract and is located within easy access to local amenities, motorway links and excellent schools, making this the ideal property for a growing family. The property briefly consists of: entrance hall, study, WC, utility room, lounge with patio doors leading into the rear garden, kitchen, dining room with patio doors leading into the garden, four bedrooms, ensuite to master, ensuite to bedroom two, and a family bathroom. Externally the property has a driveway to the front providing ample off street parking, access to the garage (used for storage only), and to the rear of the property is a fully enclosed rear garden with fenced boundaries and patio area, ideal for entertaining.

Entrance Hall

With a front entrance composite door, tiled flooring, under stairs storage cupboard, gas central heating radiator and a UPVC double glazed window to the side aspect.

Wc

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, part tiled to walls, chrome heated towel rail and a UPVC double glazed window to the side aspect.

Lounge

13' 5" x 16' 6" (4.09m x 5.03m)

With French doors to the rear with windows to either side, gas fire and surround, marble hearth and matching surround, laminate flooring and a gas central heating radiator.

Dining Room

11' 10" x 10' 1" (3.61m x 3.07m)

With French doors to the side aspect, two UPVC double glazed windows to the side and two to the rear aspect and tiled flooring.

Reception Room Three

9' 1" x 11' 8" (2.77m x 3.56m)

With two UPVC double glazed windows to the front aspect, laminate flooring and a gas central heating radiator.

Kitchen

16' x 10' 7" (4.88m x 3.23m)

A fitted kitchen consisting of solid oak wall, base and draw units with granite work surfaces over, space for range master with granite and brick tiled effect splash back, chimney style extractor fan, integrated dishwasher, integrated microwave, integrated double fridge freezer, plumbing for ice maker, a bowl and half sink and drainer, spot lights to the ceiling, tiled flooring and a UPVC double glazed window to the side aspect.

Landing

With access to the fully boarded loft with electric and a pull down ladder, cupboard housing hot water tank and a gas central heating radiator.

Bedroom One

12' 1" x 18' 6" max (3.68m x 5.64m max)

With three UPVC double glazed windows to the front aspect, fitted wardrobes, laminate flooring and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, double walk in shower with rainfall shower, fully tiled, heated towel rail and a UPVC double glazed window to the front aspect.

Bedroom Two

8' 1" x 13' 3" (2.46m x 4.04m)

With a UPVC double glazed window to the rear aspect and fitted wardrobes.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, walk in shower cubicle fully tiled, extractor fan and a UPVC double glazed window to the side aspect.

Bedroom Three

8' 9" x 9' 1" (2.67m x 2.77m)

With a UPVC double glazed window to the rear aspect, built in wardrobes, laminate flooring and a gas central heating radiator.

Bedroom Four

6' 10" x 10' 6" (2.08m x 3.20m)

With a UPVC double glazed window to the rear aspect, laminate flooring, fully fitted ceiling to floor fitted wardrobes and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath with shower over, part tiled to walls, tiled flooring, spot lights to the ceiling, speakers fitted in the ceiling, chrome heated towel rail and a UPVC double glazed window to the side aspect.

Front Garden

With Indian paved patio seating area, lawned garden, shed with electric to the side of the property.

Rear Garden

With planting to boarders, a gated entrance to the side, summer house, security lighting and timber fencing surround.

Garage

With electric door to the front, converted back of garage into utility room, with wall and base units with work surfaces over, sink and drainer and wall mounted boiler with plumbing for a washing machine.

Rear Garden

With planting to boarders, a gated entrance to the side, summer house, security lighting and timber fencing surround.



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Hampshire Close, Pontefract

- ***GUIDE PRICE £360,000 - £375,000***
- Four Bedroom Extended Detached Home
- Two Ensuites
- Three Reception Rooms
- Two Parking Spaces and Garage

Tenure: Freehold EPC Rating: C

guide price

£360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117230 - 0006

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