



**Caddon Avenue, South Elmsall Pontefract WF9 2WJ**

**Welcome to**

**Caddon Avenue, South Elmsall Pontefract**

\*\*\*GUIDE PRICE £270,000 - £280,000\*\*\* William H Brown are delighted to offer this four bed detached property to the market, recently refurbished throughout, Ideal for the family purchaser. Situated in the popular residential village of South Elmsall. Offering easy access to road and rail networks.



## Summary

Situated in this popular residential area is this modern four bedroom detached house. The property offers deceptively spacious accommodation throughout and would ideally suit the growing family. Having easy access to local amenities, local centres and to both road and rail networks. The internal accommodation, which must be viewed to be fully appreciated, briefly comprises Entrance Hall, WC, lounge, dining room, fitted kitchen with utility off. To the first floor there are 4 bedrooms and house bathroom with the master bedroom having an en-suite shower room. Outside the property has an open plan front garden with driveway to the side, integral garage and an enclosed private lawned rear garden with patio seating area.

## Entrance Porch

With a UPVC front entrance door, laminate flooring and a gas central heating radiator.

## Wc

With a low level flush WC, wash hand basin, vinyl floor covering, gas central heating radiator and a UPVC double glazed window to the side aspect.

## Lounge

16' 9" x 13' 6" ( 5.11m x 4.11m )

With a UPVC double glazed bay window to the front, gas fire with fire surround with marble inset and hearth and two gas central heating radiators.

## Dining Room

7' 8" x 9' 8" ( 2.34m x 2.95m )

With French doors to the rear and a gas central heating radiator.

## Kitchen

9' 9" x 8' 8" ( 2.97m x 2.64m )

A fitted kitchen consisting of wall and base units with work surfaces over, plumbing for dishwasher, gas hob, extractor fan, electric oven, tiled splash back, vinyl floor covering, sink and drainer with chrome mixer, gas central heating radiator and a UPVC double glazed window to the rear aspect.

## Utility Room

5' 1" x 5' ( 1.55m x 1.52m )

With a UPVC rear entrance door, vinyl floor covering, plumbing for washing machine, space for fridge freezer, cupboard housing boiler and tiled splash back.

## Landing

With access to the loft.

## Bedroom One

13' 6" x 11' 2" ( 4.11m x 3.40m )

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

## Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, walk in shower cubicle, vinyl floor covering, central heating towel rail and a UPVC double glazed window to the front aspect.

## Bedroom Two

12' x 8' 9" ( 3.66m x 2.67m )

With a UPVC double glazed window to the front aspect, storage cupboard and a gas central heating radiator.

## Bedroom Three

6' 10" x 9' 2" ( 2.08m x 2.79m )

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

## Bedroom Four

10' 10" x 8' 9" max ( 3.30m x 2.67m max )

With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

## Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity, panelled bath with chrome heated mixer taps, fully tiled, gas central heating radiator and a UPVC double glazed window to the rear aspect.

## Front Garden

Driveway to the side with attached garage, lawned garden and gated access down either side to the rear.

## Rear Garden

Private and enclosed rear garden, timber fenced and private edge to borders with a patio seating area.



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**Caddon Avenue, South Elmsall Pontefract**

- \*\*\*GUIDE PRICE £270,000 - £280,000\*\*\*
- Four Bedroom Detached Home
- Ensuite To Master Bedroom
- Downstairs WC
- Utility Room

Tenure: Freehold EPC Rating: C

guide price

**£270,000 - £280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON117581 - 0003

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