



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

**Welcome to**

**Caddon Avenue, South Elmsall Pontefract**

Three bedroom detached home, corner plot, stunning interior, large conservatory, stunning gardens, driveway and garage, modern development.



### **Entrance Hall**

With a front entrance composite door, laminate flooring and a gas central heating radiator with cover.

### **Wc**

With a low-level flush WC, wash hand basin, tiled flooring, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

### **Lounge**

13' 4" x 10' 9" ( 4.06m x 3.28m )

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

### **Dining Room**

8' 1" x 8' 4" ( 2.46m x 2.54m )

With laminate flooring and a gas central heating radiator.

### **Kitchen**

8' 10" x 8' 1" ( 2.69m x 2.46m )

A fitted kitchen consisting of shaker style wall, base and draw units with work surfaces over, under plinth lighting, integrated under counter fridge, gas hob, electric oven, extractor fan, tiled splash back, tiled flooring, stainless steel sink and drainer and a UPVC double glazed window to the rear aspect.

### **Utility Room**

5' 8" x 5' 2" ( 1.73m x 1.57m )

With wall mounted boiler, work surfaces, plumbing for washing machine and a composite rear door.

### **Conservatory**

13' 6" x 8' 10" ( 4.11m x 2.69m )

With UPVC French doors to the side, UPVC constructed and a wall mounted radiator.

### **Bedroom One**

12' 1" x 8' 8" ( 3.68m x 2.64m )

With a UPVC double glazed window to the rear, fitted wardrobes and a gas central heating radiator.

### **Ensuite**

A suite consisting of a low-level flush WC, wash hand basin, walk in shower cubicle, fully tiled, hand wash basin set in a vanity unit, spotlights to the ceiling, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

### **Bedroom Two**

12' 3" x 11' 7" ( 3.73m x 3.53m )

With three UPVC double glazed windows to the front aspect, fitted wardrobes, cupboard housing the hot water tank and a gas central heating radiator.

### **Bedroom Three**

9' 11" x 6' 7" ( 3.02m x 2.01m )

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, panelled bath with shower attached, vinyl floor covering, tiled splash back, gas central heating radiator and a UPVC double glazed window to the rear aspect.

### **Front Garden**

With a driveway, small buffer lawn and side gate access to the rear garden.

### **Rear Garden**

A private rear garden with a decked seating area neatly laid to lawn, garden shed, pebbled area and a timber fence surround.



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**Welcome to**

## **Caddon Avenue, South Elmsall Pontefract**

- Three Bedroom Detached Home
- Ensuite To Master Bedroom
- Immaculately Presented
- Downstairs WC
- Driveway And Garage

Tenure: Freehold EPC Rating: C

# £260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON117814 - 0003

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