



Edward Mews, Pontefract WF8 4SR

Welcome to

Edward Mews, Pontefract

FOUR BEDROOM DETACHED EXTENDED FAMILY HOME LOCATED IN PONTEFRACHT WITH NO ONWARD CHAIN. SPACIOUS ROOMS THROUGHOUT, OFF STREET PARKING AND A PRIVATE REAR GARDEN. THREE RECEPTION ROOMS, DOWNSTAIRS WC AND UTILITY. MUST BE VIEWED!!!!



Entrance Hall

With a composite front entrance door with side glass panels, tiled flooring and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, UPVC double glazed window to the side aspect, fully tiled and spot lights to the ceiling.

Lounge

16' 2" x 9' 8" (4.93m x 2.95m)

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

Dining Room/Living Room

11' 3" x 17' 2" (3.43m x 5.23m)

Bi-Fold doors to the rear, tiled flooring, spot light to the ceiling and a gas central heating radiator.

Reception Room

18' 8" x 9' 8" (5.69m x 2.95m)

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

Kitchen Area

16' 9" x 13' 9" (5.11m x 4.19m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, integrated fridge freezer, dishwasher, built in microwave, a bowl and half stainless steel sink and drainer, tiled flooring, under stairs storage cupboard, gas hob, extractor fan, spot lights to the ceiling, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Utility Room

5' 2" x 6' 5" (1.57m x 1.96m)

With wall, base and drawer units with work surfaces over, plumbing for washing machine, tiled flooring and spot lights to the ceiling.

Landing

With a UPVC double glazed window to the front aspect, cupboard housing the boiler and hot water tank, loft hatch and a gas central heating radiator.

Bedroom One

11' 9" x 13' 1" (3.58m x 3.99m)

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, shower cubicle, part tiled to walls, tiled flooring, chrome heated towel rail and a UPVC double glazed window to the side aspect.

Bedroom Two

12' 6" x 9' 3" (3.81m x 2.82m)

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

Bedroom Three

12' 6" x 9' 3" (3.81m x 2.82m)

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

Bedroom Four

10' 3" x 9' 4" (3.12m x 2.84m)

With a UPVC double glazed window to the front aspect, fitted wardrobe 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 screen, part tiled to walls, tiled flooring, chrome heated towel rail and a UPVC double glazed window to the side aspect.

Rear Garden

A lawned garden with patio seating area, timber fenced surround and access down the side.



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Welcome to

Edward Mews, Pontefract

- Four Bedroom Detached Home
- No Onward Chain
- Downstairs WC
- Three Reception Rooms & Utility Room
- Ensuite To Master Bedroom

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 299 years from 19 Dec 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£365,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON118568 - 0003

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