



**Poppy Fields Avenue, Pontefract WF8 4FN**



**welcome to**

**Poppy Fields Avenue, Pontefract**

Four bedroom detached home. Portioned on a corner plot. Popular modern development. Modern interior throughout. Good size gardens to front, side and rear. Tandem driveway and garage.



### Entrance Hall

With a UPVC double glazed front entrance door, storage cupboard and a gas central heating radiator.

### Wc

With a low level flush WC, wash hand basin, vinyl floor covering and a gas central heating radiator.

### Lounge

20' 9" x 12' 4" ( 6.32m x 3.76m )

With two UPVC double glazed window to the side and front aspects and two gas central heating radiators.

### Dining Kitchen

15' 9" x 21' 2" ( 4.80m x 6.45m )

A fitted kitchen consisting of wall base and drawer units with work surfaces over, under cover lights, electric oven, induction hob, extractor fan, island unit, integrated fridge freezer, plumbing for dish washer, built in microwave, Belfast sink and drainer, laminate flooring, French doors, bay window to the rear and a UPVC double glazed window to the front.

### Utility Room

6' 9" x 5' 7" ( 2.06m x 1.70m )

With a UPVC double glazed side entrance door, laminate door, wall mounted boiler, wall and base units with work surfaces over and a gas central heating radiator.

### Landing

With a UPVC double glazed window to the side aspect, loft partly boarded housing hot water tank with pull down ladder and a cupboard.

### Bedroom One

11' 9" x 17' 8" max ( 3.58m x 5.38m max )

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

### Ensuite

A suite consisting of a low level flush WC, wash hand basin, walk in shower cubicle, vinyl floor covering,

part tiled to walls and a UPVC double glazed window to the rear aspect.

### Bedroom Two

12' 2" x 12' 3" ( 3.71m x 3.73m )

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

### Bedroom Three

8' 8" x 12' 4" ( 2.64m x 3.76m )

With a UPVC double glazed window to the side aspect, laminate flooring and a gas central heating radiator.

### Bedroom Four

8' 3" x 7' 6" ( 2.51m x 2.29m )

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

### Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath, part tiled to walls, vinyl flooring, gas central heating radiator and a UPVC double glazed window to the side aspects.

### Front Garden

A tandem driveway leading up to the detached garage. Electric car charger and gardens to the front, side and rear.



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## Poppy Fields Avenue, Pontefract

- Four Bedroom Detached Home
- Downstairs WC
- Ensuite To Master Bedroom
- Utility Room
- Tandem Driveway

Tenure: Freehold EPC Rating: B  
Council Tax Band: E

**£405,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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