



 4
Bedrooms

 2
Bathrooms

Tenure :
Freehold



Tudor Sales and Lettings are pleased to present for sale this modern four bed detached property located a short walk from Pontefract Park and Pontefract Racecourse. With easy access to local amenities, two train stations and the M62 motorway this property is a perfect family home.

The accommodation comprises of in brief: to the ground floor: Kitchen/Diner, Living Room, Garage, Utility room and WC

To the first floor: Three double bedrooms, one with en-suite bathroom, one single bedroom and a house bathroom.

Externally: off street parking to the front of the property for at least two cars, to the rear a garden

Call Tudor Sales and Lettings today to book your viewing.

Kitchen/ Diner 6.68m x 2.66m (21' 11" x 8' 9")

Generously proportioned open plan kitchen/diner with a range of wall and base units and integrated appliances including oven with hob and extractor fan over, dishwasher, fridge freezer and sink with mixer tap. Spotlighting to ceiling, tiled splashback and wooden flooring. Double glazed French style patio doors to rear garden and additional window.

Living Room 4.75m x 3.11m (15' 7" x 10' 2")

Living room with feature fireplace and mantelpiece surround. Double glazed bay window and centrally heated radiator.

Utility 1.60m x 1.44m (5' 3" x 4' 9")

Utility room with base units and space for washing machine. Tiled splashback and double glazed window and door.

WC 1.43m x 0.94m (4' 8" x 3' 1")

Complete with two piece suite comprising of low flush WC and hand basin. Tiled splashback and centrally heated radiator. Double glazed window with privacy glass

Bedroom 1 3.83m x 3.16m (12' 7" x 10' 4")

Double bedroom with built in wardrobe, double glazed window and centrally heated radiator.

En-suite 2.01m x 1.82m (6' 7" x 6')

En-suite shower room with white three piece suite comprising of Low flush WC, hand basin with storage unit under and shower tray. Centrally heated radiator and double glazed window with privacy glass

Bedroom 2 4.02m x 3.04m (13' 2" x 10')

Double bedroom with centrally heated radiator and double glazed window.

Bedroom 3 3.20m x 2.92m (10' 6" x 9' 7")

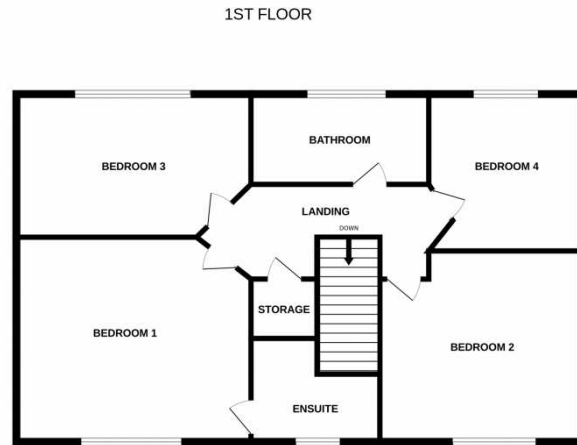
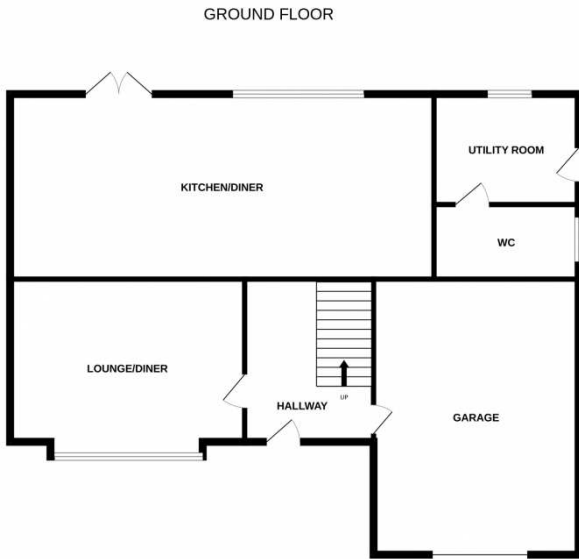
Double bedroom with centrally heated radiator and double glazed window.

Bedroom 4 2.77m x 2.98m (9' 1" x 9' 9")

Single bedroom with double glazed window and centrally heated radiator

Bathroom 2.09m x 1.96m (6' 10" x 6' 5")

House bathroom which is partially tiled, with white three piece suite comprising of bath, hand basin with storage unit under and low flush WC. Double glazed window with privacy glass.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-----------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 93 |
| (81-91) | B | | |
| (69-80) | C | 80 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |

Address: Shortwall Court, Pontefract



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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