

Went Edge Road, Pontefract



O.I.R.O £600,000



4



3



2



43

Village life and open views yet handy for motorways. Substantial detached family home on a large garden plot and double garage. Ideal for someone looking for space in a quite location. Call us today to arrange a viewing.



- Spacious Family Home In A Quiet Village Location
- Good Size Reception Rooms/ Spacious Kitchen
- Cloakroom and Utility
- Master Bedroom With En-suite And Dressing Room
- Three Further generous Bedrooms
- Four Piece Family Bathroom
- Double Garage and Expansive Driveway
- A Fantastic Opportunity to Put Your Personal Touch on the Home
- Council Tax Band
- EPC Grade E

Call **01777 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Entrance Hall

Entered through a glazed panelled front door and there is a radiator, an under stairs cupboard and a stair case leading up to the first floor

Cloakroom

7'2" x 3'4" (2.19 x 1.04)

With a low flush wc, corner pedestal hand wash basin, tiled surround, a radiator, coved ceiling and a window.

Lounge

13'8" x 16'4" (4.184 x 4.979)

A good size family living space with wide bay window to the front of the property, a stone style fireplace, coved ceiling, 2 radiators, 2 wall light points and French doors leading into the

Dining Room

13'8" x 9'4" (4.19 x 2.85)

With sliding patio doors to the rear taking advantage of views over the garden and paddocks beyond, coved ceiling and 2 radiators.

Kitchen

11'10" x 10'9" (3.607 x 3.290)

Fitted with a range of units including base cupboards and drawers with work surfaces over, a single sink drainer with 1.5 bowl, mixer tap and waste disposal unit, integrated dishwasher, microwave and fridge, a built in oven with ceramic electric 5 ring hob, a radiator, coved ceiling and a window to the rear.

Utility Room

9'6" x 7'6" (2.90 x 2.30)

Fitted with a single sink drainer, tiled surround, plumbing for a washing machine, radiator, a window to the rear and a back door leading in to the garden

Bedroom 1

15'11" x 12'9" (4.86 x 3.90)

A lovely, bright and spacious master bedroom with fitted wardrobes to one wall with mirror faced doors, 2 wall light points, a radiator, French windows opening on to a balcony and with access off to a

Dressing Area

6'10" x 5'1" (2.09 x 1.56)

With window to the rear and leading into the

En-Suite Bathroom

With a low flush WC, pedestal hand wash basin, a bidet, corner panelled bath with mixer head shower taps, a shower cubicle, radiator, shaver socket and an opaque window to the rear.

Bedroom 2

10'5" x 6'10" (3.18 x 2.09)

With a built in double wardrobe, a radiator and a window to the front giving ample natural light.

Bedroom 3

11'11" x 10'0" (3.647 x 3.06)

Built in double wardrobe, a radiator and a window to the rear with open views on to paddock and farmland

Bedroom 4

11'1" x 7'10" (3.383 x 2.411)

Built in double wardrobe, a radiator and a window to the rear with open views on to paddock and farmland

Family Bathroom

7'6" x 7'8" (2.305 x 2.339)

With a low flush WC, pedestal hand wash basin, a panelled bath with mixer shower over and screen, a radiator and uPVC frosted window to the rear.

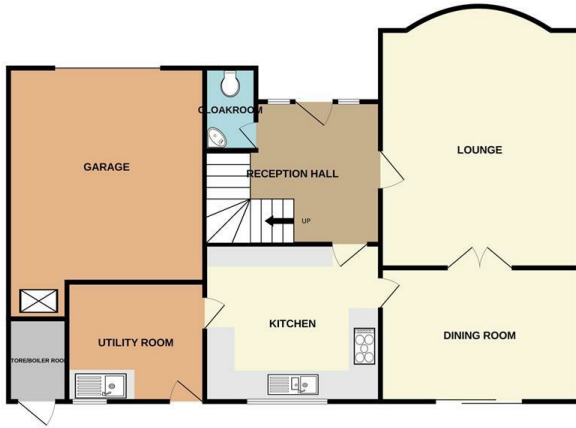
External

The property stands well back from the road with conifer screen and lawn with mature flower beds framing the long drive which leads to the property and to the double garage. the garage has an electric up and over door, power and light and houses the oil storage tank for central heating. To the rear is a good size garden with lawn, patio areas and mature shrubs with the rear boundary adjoining a paddock beyond



Floor Plan

GROUND FLOOR
884 sq.ft. (82.1 sq.m.) approx.

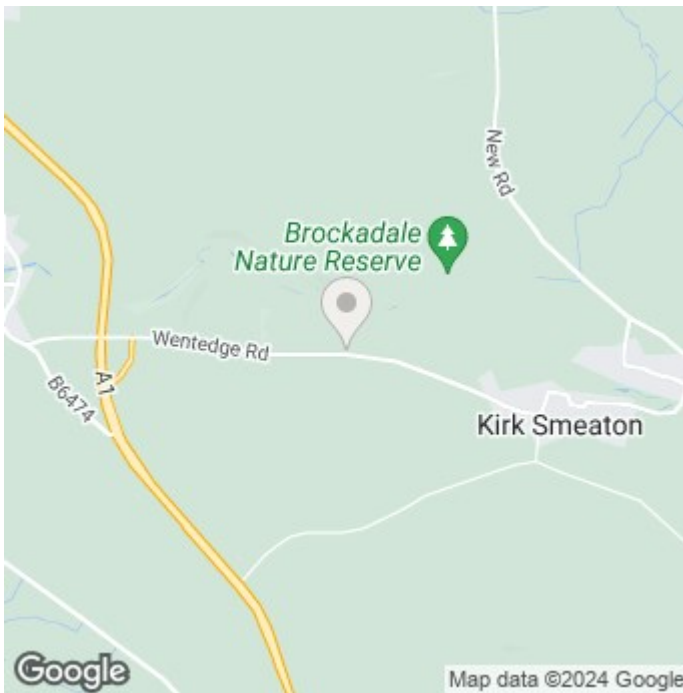


1ST FLOOR
838 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 1722 sq.ft. (160.0 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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