



CROWN

ESTATE AGENTS

Pendennis Avenue, Pontefract



Asking Price £285,000



4



1



2



69

Built on Pendennis Avenue in the charming area of South Elmsall, Pontefract, this stunning semi-detached house is a true gem for families seeking both comfort and style. Boasting four spacious bedrooms, this property offers ample room for family living and personal space.

As you enter, you are greeted by an open plan reception room that provides a perfect setting for relaxation and entertaining creating a seamless flow, ideal for family gatherings and social occasions. The sleek modern kitchen is a culinary enthusiast's dream, equipped with contemporary fixtures and ample storage, making meal preparation a delight.

The property features a luxurious spa bathroom, designed to offer a tranquil retreat after a long day. This exquisite space combines functionality with elegance, ensuring a soothing experience for all.

One of the standout features of this home is the fantastic outside space, perfect for children to play or for hosting summer barbecues. The garden offers a wonderful opportunity to enjoy the outdoors, whether it be for gardening, relaxation, or entertaining guests.

This fabulous family property is not just a house; it is a place where memories are made. With its modern amenities and spacious layout, it is sure to meet the needs of any growing family. Do not miss the chance to make this beautiful home your own.



- Stunning family home
- Picturesque views
- 4 Bedrooms
- Modern kitchen
- Spa family Bathroom
- Downstairs utility
- Extensive Garden Space
- Must be seen
- EPC Rating C
- Council Tax Band B

Call **01977 285 111** to view this property or visit www.crownestateagents.com

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

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Lounge

14'2" x 11'5" (4.34 x 3.49)

A great entertaining and living space with open plan through to the dining room and wooden staircase. The front bay style window lets in direct sunlight and French doors open out onto the garden. This has laminate flooring and a radiator.

Dining Room

17'4" x 11'11" (5.29 x 3.65)

The open plan dining area of the downstairs floor has plenty of room for an extended dining table and patio doors opening out to the lush garden.

Kitchen

20'9" x 9'0" (6.33 x 2.75)

The sleek and modern kitchen has plenty of base and wall units which all have soft touch doors. A double sink drainer and mixer tap. There is a 6 gas hob range cooker and integrated microwave for the culinary inclined. With plumbing for a dishwasher and a single radiator. The window faces the rear of the property and with undercounter kick board lighting and granite worksurface this kitchen is sure to impress.

Downstairs Utility Room

5'1" x 5'5" (1.55 x 1.66)

Situated off the kitchen and a great extra space this room houses a toilet and wall mounted sink basin. Tiled to two walls and plumbing for a washing machine.

Landing

16'2" x 2'11" (4.93 x 0.91)

The landing area has access to the three upstairs bedrooms.

Bedroom 4

22'5" x 10'4" (6.85 x 3.16)

The lower floor room currently used as a spacious study but could easily be used to accommodate a guest bedroom. With a bay window to the front of the property and laminate flooring.

Bedroom 1

12'4" x 8'11" (3.77 x 2.74)

Featuring modern fitted wardrobes with sliding doors for maximum use of space, a single radiator and window facing to the front of the property.

Bedroom 2

11'1" x 12'6" (3.38 x 3.83)

A wonderful space for any member of the family with the window facing to the front of the property and a single radiator.

Bedroom3

8'8" x 8'1" (2.65 x 2.48)

Bedroom three is the perfect space for a smaller bedroom or home gym. The choice is yours with the space available that this property has to offer.

Family Bathroom

10'8" x 11'11" (3.26 x 3.65)

This enormous luxurious space has a spa bath for lounging in, a double walk in shower. Vanity unit, integrated wash basin and low flush toilet. With a tiled surround and modern ceiling light, this room has the wow factor.

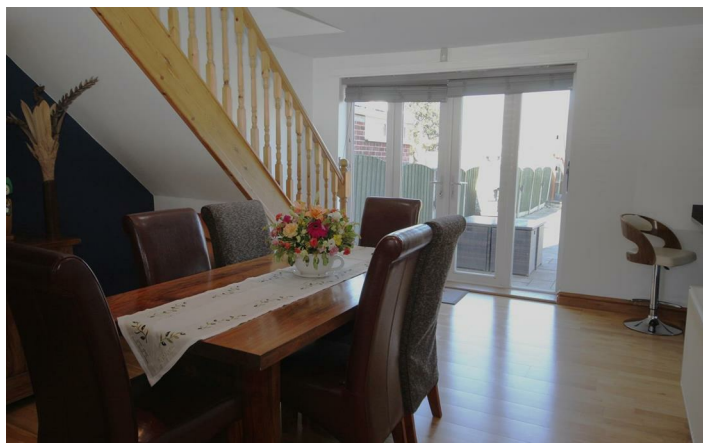
Front Garden

The impressive front of the property has an expansive driveway with parking space for three cars leads up to the front of the property with double bay windows. Full enclosed and paved for ease of maintenance.

Rear Garden

The rear garden is absolutely delightful with more than one area to sit with your morning coffee. Inviting views and lush green lawns. overlooking an untouched field. The garden area has two wooden gazebos for seating and a stone built bbq.

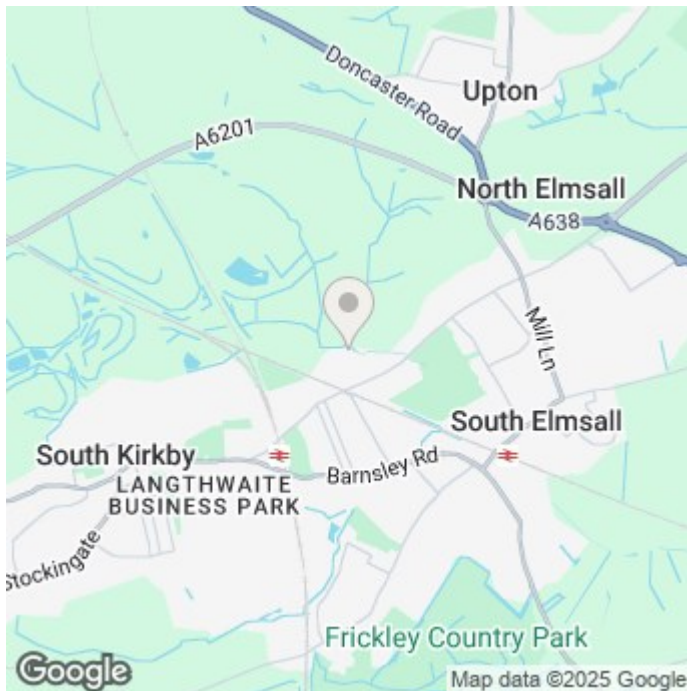
Single Garage



Floor Plan



TOTAL FLOOR AREA: 1282 sq.ft. (119.1 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		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(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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