



**Earls Chase, Pontefract**

**£280,000**

  
**MARTIN&CO**



Earls Chase, Pontefract

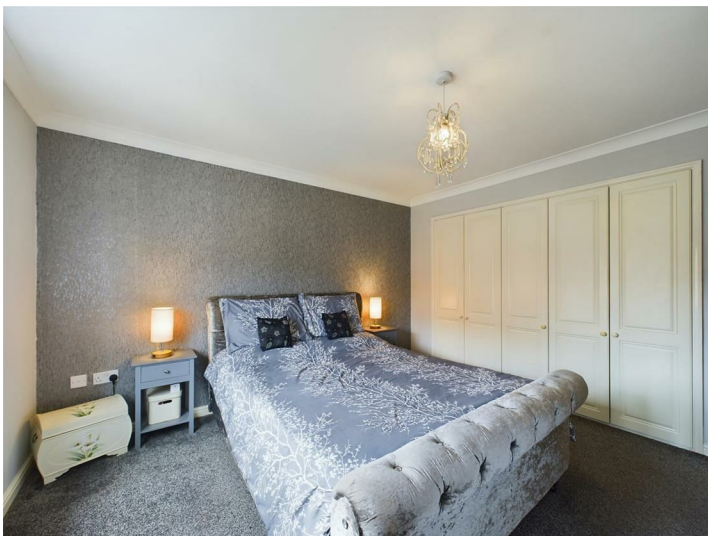
House - Detached

4 Bedrooms, 2 Bathroom

£280,000

- MODERN DEVELOPMENT
- POPULAR LOCATION
- DETACHED
- FOUR BEDROOMS
- EN SUITE TO MAIN BEDROOM
- COUNCIL TAX BAND D
- DRIVEWAY AND GARAGE
- DINING KITCHEN OPENING ONTO THE GARDEN
- UTILITY ROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZED THROUGHOUT

SPACIOUS WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME. Situated on a POPULAR DEVELOPMENT in Pontefract.





Martin and Co are delighted to offer for sale this FOUR BEDROOM DETACHED FAMILY HOME on a popular residential area in PONTEFRACT.

The accommodation briefly comprises:  
Ground Floor - entrance hall, WC, living room, kitchen diner, utility, garage room  
First floor - main bedroom with en suite, three further bedrooms, family bathroom  
Outside - Gardens to the front and rear, driveway offering off road parking, garage.

**GROUND FLOOR**

**ENTRANCE HALL**

With an attractive canopy porch over, the main entrance door opens into a spacious hallway. Stairs to the first floor with white painted handrail. Doors to the living room and kitchen/diner. Cloakroom off. Understairs storage cupboard.

**LIVING ROOM**

With window overlooking the front garden and access through into the dining room. Feature fireplace with gas fire.

**DINING KITCHEN**

Set at the rear of the house. The kitchen area has a selection of wall and base units, including a peninsular unit forming a breakfast bar. Granite work surface with inset stainless steel sink with mixer tap. Built under double oven with extractor over, integrated dishwasher, fridge and space for washing machine. Window overlooking the rear garden.

Open to the dining area, which has French doors opening on the garden.

Door through into the utility room.



### UTILITY ROOM

With external door giving further access to the rear of the house. Fitted with base units with inset sink and drainer. Space and plumbing for a washing machine. Tall larder unit.

Door through into the converted garage room.

### GARAGE ROOM

Room converted from part of the former garage, used by the current owners as a play room, but would also make an ideal study or craft room.

### DOWNSTAIRS W.C.

With white suite comprising w.c. and wash hand basin.

### FIRST FLOOR

### LANDING

With doors to the four bedrooms and family bathroom.

### MAIN BEDROOM

Situated at the front of the house, the main bedroom has fitted wardrobes to one wall. Door to the en-suite.

### ENSUITE

White suite comprising shower cubicle, w.c. and pedestal basin. Fully tiled in the shower cubicle and half tiled around the basin and toilet. Window to the front elevation.

### BEDROOM

Double bedroom with window to rear aspect and radiator.

### BEDROOM.

Double bedroom with fitted wardrobes. Window to front aspect and radiator.

### BEDROOM..

Window to rear aspect and radiator.

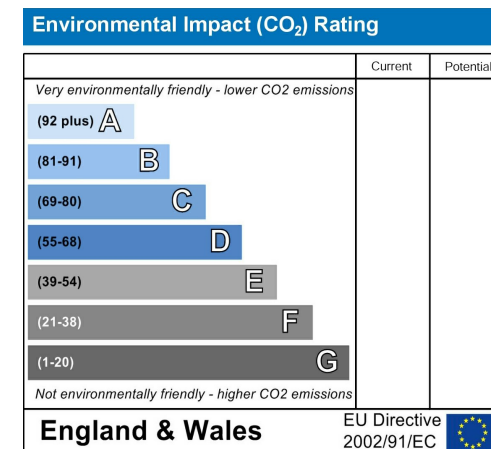
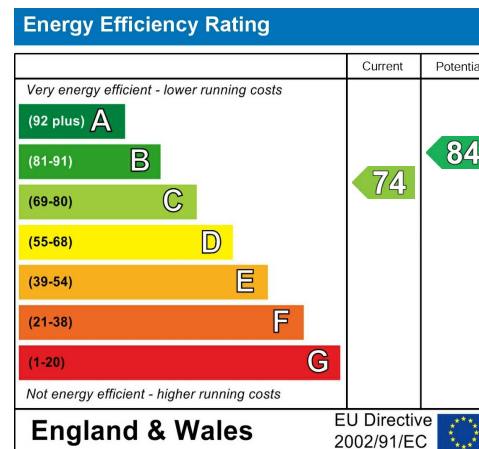
### BATHROOM

With white suite comprising bath, w.c. and pedestal basin. Partial tiling to walls. Window to the rear elevation.

### OUTSIDE

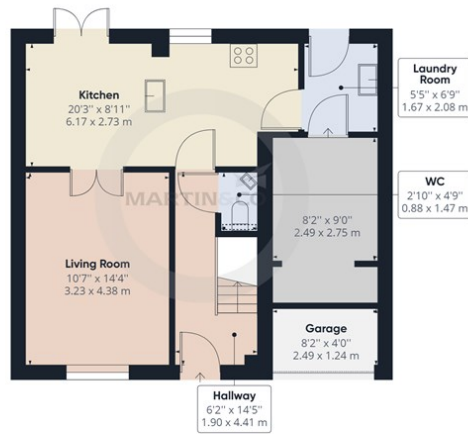
To the front is a driveway providing off road parking. Lawned area with path leading up to the front door. Side access path. Access to garage storage space with up and over door.

The rear garden is a particular feature of the property. A raised terrace is set close to the house, accessed from the dining kitchen as well as the utility room. Steps down lead onto a further area of lawn and a second terrace surrounded by planted borders.

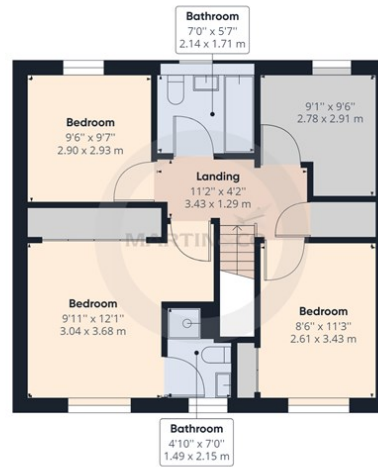








Ground Floor



Floor 2

**Approximate total area<sup>(1)</sup>**

1191.36 ft<sup>2</sup>

110.68 m<sup>2</sup>

**Reduced headroom**

1.22 ft<sup>2</sup>

0.11 m<sup>2</sup>

(1) Excluding balconies and terraces

⌊ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

