


enfields



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	
<small>WWW.EPC4U.COM</small>		

enfields

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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact the office and will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road has not been checked by the Agent and the buyer is advised to seek verification from their Legal Representative. Conformation of these draft property particulars is currently awaited from the vendor. therefore, you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.



Edward Mews, Pontefract, WF8 4SR Four Bedroom Modern Detached **Offers in Excess of £380,000**

**Modern Open Plan Dining Kitchen : Expansive Lounge and Separate Snug
: Utility and Downstairs W/C : Modern Bathroom and En-Suite
: Immaculate Presentation Throughout : No Onward Chain
: Sunny Positioned Garden with Raised Decking Area and
Pizza Oven : Driveway and Detached Garage
: Energy Performance Rating B : Council Tax Band E.**

PROPERTY DETAILS

Enfields are delighted to offer for sale this immaculate four bedroom detached home situated within a popular residential area of Pontefract.

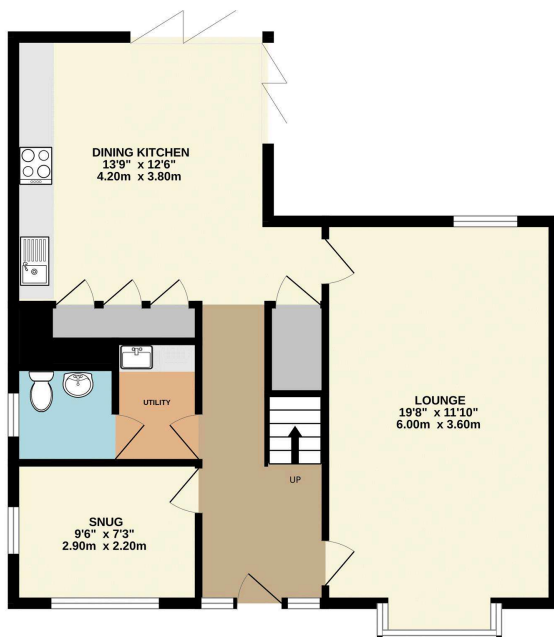
With modern presentation throughout, this family home is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village both of which have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses and Pontefract Park with its 1300 acres of parkland, lakes and woodland. The property is also within close proximity to good local schooling at both primary and secondary level as well as comprehensive transport links into Wakefield, Doncaster and Leeds.

The property briefly comprises; to the ground floor, reception hallway, downstairs W/C, utility, expansive and modern dining kitchen, good sized lounge and snug room. To the first floor; master bedroom with modern en-suite, two further double bedrooms, good sized single bedroom and a modern house bathroom.

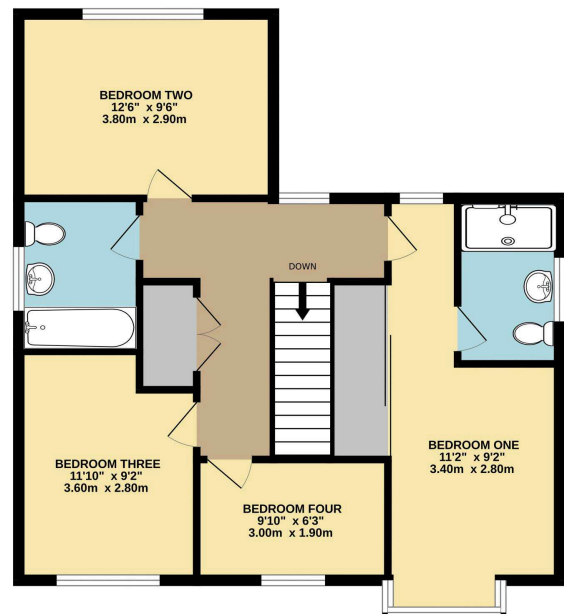
The property further benefits from having a sunny positioned garden with a raised decking area and pizza oven which is ideal for outside entertaining. Multiple off-street parking is also provided by means of a tandem driveway and detached garage. Available with no onward chain, an internal viewing is highly recommended to appreciate what this family home has to offer. Annual Service Charge £129. Council Tax Band E. Further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
675 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 1360 sq.ft. (126.3 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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Entrance Hallway

Composite door and UPVC double glazed opaque windows to front aspect, gas central heating radiator, tiled flooring, stairs leading to first floor.

Lounge

19' 8" x 11' 10" (6.0m x 3.6m)

UPVC double glazed bay window to front aspect and UPVC double glazed window to rear aspect, gas central heating radiators and door leading through into dining kitchen.

Snug

7' 3" x 9' 6" (2.2m x 2.9m)

UPVC double glazed window to front and side aspect, gas central heating radiator.

Utility Room

6' 3" x 3' 11" (1.9m x 1.2m)

Low level storage unit with granite effect work surface over, inset stainless steel sink with chrome mixer tap, space and plumbing for washing machine, recessed spotlighting, tiled flooring and door leading into downstairs W/C.

Downstairs W/C

Two piece suite comprising of low level W/C and wall-mounted hand wash hand basin with chrome mixer tap, tiling to floor and part walls, gas central heating, recessed spotlighting and UPVC double glazed opaque window to side aspect.

Dining Kitchen

13' 9" x 12' 6" (4.2m x 3.8m)

Matching high and low level 'high gloss' storage units with marble effect work surfaces and splash backs over, inset stainless steel sink with half sink and drainer, integrated four-ringed gas hob with extractor fan over, integrated oven, grill and microwave, integrated full size fridge-freezer and dishwasher, recessed spotlighting, tiled flooring, gas central heating radiators, understairs storage cupboard and two sets of UPVC double glazed bi-folding doors leading to rear garden.

First Floor Landing

UPVC double glazed window to rear aspect, gas central heating radiator, storage cupboard housing boiler and loft access.

Bedroom One

11' 2" x 9' 2" (3.4m x 2.8m)

UPVC double glazed bay window to front aspect and UPVC double glazed window to rear aspect, gas central heating radiator, built-in wardrobes with sliding mirrored doors and door leading into en-suite.

En-suite

Three piece suite comprising of low level W/C, hand wash basin mounted over vanity unit with chrome mixer tap, walk-in mains fed thermostatic controlled shower with digital controls, tiling to floor and part walls, chrome heated towel rail/radiator, recessed spotlighting, integrated cupboard, UPVC double glazed opaque window to side aspect.

Bedroom Two

9' 6" x 12' 6" (2.9m x 3.8m)

UPVC double glazed window to rear aspect and gas central heating radiator.

Bedroom Three

11' 10" x 9' 2" (3.6m x 2.8m)

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

Bedroom Four

6' 3" x 9' 10" (1.9m x 3.0m)

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

House Bathroom

7' 7" x 5' 7" (2.3m x 1.7m)

Three piece suite comprising of low level W/C, hand wash basin mounted over vanity unit with chrome mixer tap, panelled bath with chrome mixer tap and mains fed thermostatic controlled shower over, recessed spotlighting, tiling to floor and part walls, chrome heated towel rail/radiator and UPVC double glazed opaque window to side aspect.

Outside

The front of the property has a lawned area, stone walkway with pebbled borders leading to front door with a covered porch, walkway leading down the side of the property providing access to rear garden via timber gate. Rear garden having a stone patio area and a raised decking with a feature brick pizza oven, storage and worksurfaces over, water tap, brick walls and timber fencing to boundaries, decorative pebbles to borders, timber access gate to rear boundary. Off-street parking is provided by means of a tarmac driveway leading to a detached garage with up and over door, power and lighting.

Property Particulars:D1