

# enfields



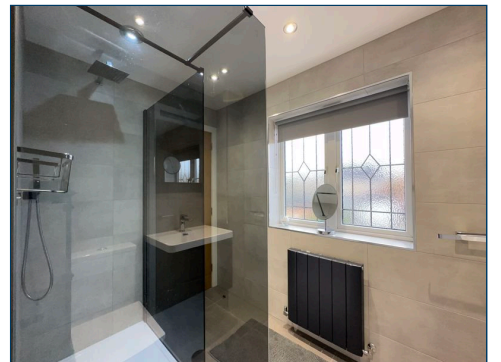
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU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

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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. Confirmation 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.

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## Cavendish Avenue, Pontefract, WF8 2UU Four Bedroom Detached, **£325,000**

**No Onward Chain : Beautifully Presented Throughout : Modern Breakfast Kitchen with Open Plan Dining/Family Room : Expansive Lounge : Utility Room and Downstairs W/C : Modern Bathroom and En-Suite : Double Driveway and Garage : Sunny Positioned Garden with Two Patio Areas : Sought After Location Close to Transport Links**

## PROPERTY DETAILS

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

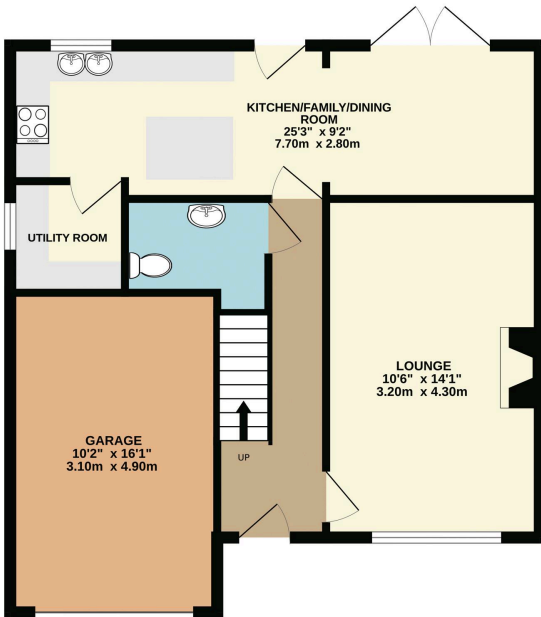
Beautifully presented throughout, this property is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village including shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses and Pontefract park with it's 1300 acres of park, 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 accommodation briefly comprises; to the ground floor, entrance hallway, downstairs w/c, utility room, modern breakfast kitchen with open plan dining/family room and expansive lounge. To the first floor; master bedroom with fitted wardrobes and modern en-suite shower room, two other double bedrooms, good sized single bedroom/study and a modern family bathroom with shower.

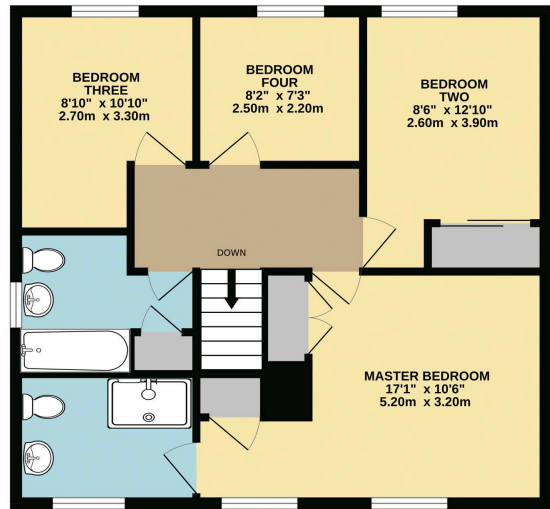
The property further benefits from a good sized sunny positioned garden with two patio areas that are ideal for outside entertaining. Multiple off-street parking is provided by means of a double driveway and garage. Available with no onward chain this spacious and well-proportioned property requires an internal and external viewing to fully appreciate what is on offer. Freehold: Energy Performance Rating C: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS

GROUND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 1284 sq.ft. (119.3 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 to front aspect, wall mounted gas central heated radiator, porcelain tiled flooring throughout, recess spotlights, stairs leading to first floor landing, doors leading through to lounge and kitchen/dining room, door through to downstairs W/C.

## Downstairs W/C

Two piece suite comprising of low level W/C and a handwash basin mounted over vanity unit with chrome mixer tap, porcelain tiled floors and walls throughout, wall mounted chrome gas central heated tower rail, recess spotlight.

## Lounge

*14' 1" x 10' 6" (4.3m x 3.20m)*

Feature gas fireplace with a marble adam style surround hearth, and a granite back, gas central heated radiator, UPVC double glazed window to front aspect.

## Kitchen/Dining Room

*9' 2" x 25' 3" (2.8m x 7.7m)*

Matching high and low level rounded storage units with laminate granite effect square edge work surfaces over, matching splashbacks, inset one and a half circular stainless steel sink with chrome mixer tap and drainer, integrated four ring gas hob with extractor fan hood over, oven and grill beneath, integrated dishwasher, breakfast island with low level storage units with laminate granite effect square edge work surfaces over, recess spotlights, porcelain tiled flooring, UPVC double glazed windows to rear aspect, UPVC door with double glazed opaque window panel leading to rear garden, opening through to dining area, having porcelain tiled flooring throughout, gas central heated radiator, recess spotlights, UPVC French doors leading to rear garden.

## Utility Room

Laminate granite effect square edge work surfaces with matching splashbacks, space and plumbing for washing machine and fridge freezer, porcelain tiled flooring throughout, home for the boiler, recess spotlights, extractor fan, UPVC double glazed opaque window to side aspect.

## First Floor Landing

Doors leading into other rooms, gas central heated radiator, recess spotlights, loft access, loft being fully boarded out.

## Master Bedroom

*10' 6" x 17' 1" (3.2m x 5.2m)*

Gas central heated radiator, UPVC double glazed windows to front aspect, recess spotlights, built in wardrobes and storage cupboard, door leading through to en-suite bathroom.

## En-suite

Three piece suite comprising of low level W/C with soft close mechanism, handwash basin with chrome mixer tap mounted over vanity unit, a walk in, mains fed thermostatically controlled waterfall shower with showerhead attachment, tiled walling and floors throughout, recess spotlights, gas central heated radiator, UPVC double glazed opaque window to front aspect.

## Bedroom Two

*12' 10" x 8' 6" (3.9m x 2.6m)*

Gas central heated radiator, UPVC double glazed window to rear aspect, built in wardrobe.

## Bedroom Three

*10' 10" x 8' 10" (3.3m x 2.7m)*

Gas central heated radiator, UPVC double glazed window to rear aspect.

## Bedroom Four

*7' 3" x 8' 2" (2.2m x 2.5m)*

Potential to be used as office or dressing room, gas central heated radiator, UPVC double glazed window to rear aspect.

## House Bathroom

Three piece suite comprising of low level W/C with soft close mechanism, handwash basin with chrome mixer tap mounted over vanity unit, pannelled bath with chrome mixer tap, mains fed thermostatically controlled shower head attachment over, tiled flooring and walls throughout, wall mounted gas central heated radiator, recess spotlights, UPVC double glazed opaque window to side aspect, airing cupboard.

## Outside

Front of property has a garden area that is mainly laid to lawn, decorative pebbled borders, hedging to boundaries, rear garden is accessed via a stone walk way and timber gate at the side of property, rear garden being mainly laid to lawn, sunny position, two stone patio areas, bushes shrubs and trees to borders, timber fencing to boundaries, outside tap, multiple off street vehicle parking provided by means of double driveway leading to an attached garage with an up and over door, power and lighting.

## Property Particulars: D1