

# enfields



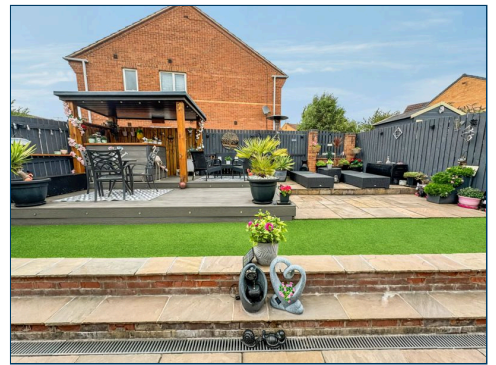
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive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

# enfields

2 Alamo House, Pontefract, West Yorkshire WF8 1BN  
t: 01977 233124 f: e: sales-pontefract@enfields.co.uk www.enfields.co.uk

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 Conveyancer 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 this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.

# enfields



## Cavendish Avenue, Pontefract, WF8 2UU

### Four Bedroom Detached

### **Offers in Excess of £375,000**

**Finished to a High Standard Throughout : Extended to Rear : Modern Shaker Style Kitchen with Open Plan Family Room and Separate Utility : Multiple Reception Areas : Modern Family Bathroom : Downstairs W/C and 2nd Bedroom En-Suite : Double Bedrooms Throughout : Sunny Positioned Landscaped Garden : Multiple Off Street Parking**

# PROPERTY DETAILS

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

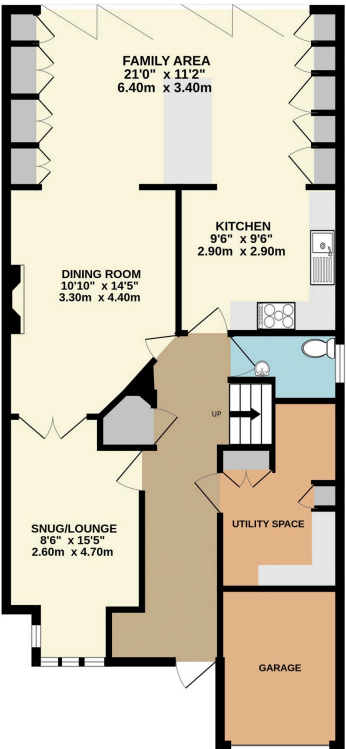
Expansive throughout, this family home is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village both of which have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centre, 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, Leeds and London.

The property briefly comprises; to the ground floor, entrance hallway, snug/lounge, dining room, modern kitchen with open plan family room, utility room and downstairs w/c. To the first floor; second bedroom with en-suite shower room, two additional double bedrooms and a three piece house bathroom. The property is completed with the master bedroom located on the second floor.

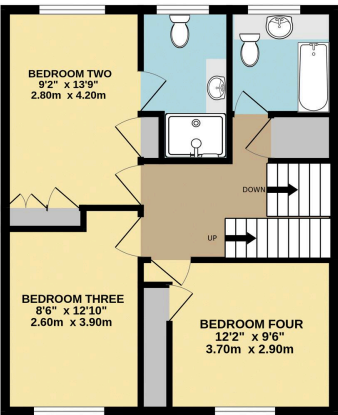
The property further benefits from having a large, sunny positioned, well landscaped garden with seating areas that is ideal for outside entertaining. Multiple off street parking is provided by means of a driveway. Located within a much sought after area, an internal viewing is highly recommended to appreciate what this family home has to offer. Freehold: Energy Performance Rating C: Council Tax Band E. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

# FLOOR PLANS

GROUND FLOOR  
888 sq.ft. (82.5 sq.m.) approx.



1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



LOFT/SECOND FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1811 sq.ft. (168.2 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.

Made with Metropix ©2025

#### Entrance Hallway

Composite security door with opaque glazed window panels to front aspect, central heating radiator, tongue and groove panelling to part walls, built-in storage cupboard, doors leading to ground floor rooms and stairs giving access to first floor.

#### Snug/ Lounge 15' 5" x 8' 6" (4.70m x 2.60m)

UPVC double glazed bay with windows to front and side aspects, central heating radiator, wood flooring and double doors leading through into dining room.

#### Dining Room 14' 5" x 10' 10" (4.40m x 3.30m)

Two central heating radiators, feature gas fire mounted on marble hearth with tiled back and decorative 'Adams style' surround, wood flooring throughout and opening leading through into family/kitchen area.

#### Family Kitchen 11' 2" x 21' 0" (3.40m x 6.40m)

A beautiful and modern family kitchen having a range of matching high and low level 'shaker style' storage units with slate-effect work surfaces over, complementary tiling to splash prone areas, composite sink with drainer and mixer tap, five-ringed gas hob with extractor fan over, integrated dishwasher, integrated fridge and freezer, twin Neff ovens, large centre island with storage beneath and space for seating, spotlights to ceiling, wood flooring throughout, modern vertical central heating radiator and five panel bi-fold doors leading out onto rear garden. Family area having wood flooring, modern vertical central heating radiator, good sized seating space, built in storage cupboards with slate effect work surfaces over, wall-mounted TV point and spotlights to ceiling.

#### Downstairs W/C

Two piece suite comprising of low level W/C and wash hand basin with tiled splash back mounted over vanity unit, wood flooring throughout, central heating radiator and UPVC double glazed opaque window to side aspect.

#### Utility Space

Utility space created from garage and separated by stud wall having tiled effect vinyl flooring, cupboard concealing the ATAG boiler, range of matching high and low level 'shaker style' storage units with wood effect work surfaces over, space for large fridge-freezer, space for dryer, space and plumbing for washing machine.

#### First Floor Landing

Doors leading to first floor rooms, staircase giving access to second floor, central heating radiator, tongue and groove panelling to part walls and built-in storage cupboard.

#### Family Bathroom 9' 6" x 5' 7" (2.90m x 1.70m)

A modern three piece suite comprising of wash hand basin mounted over vanity unit, low level W/C with hidden cistern and panelled bath, tiled walls throughout, wood effect vinyl flooring, heated towel rail/radiator, UPVC double glazed opaque window to rear aspect and extractor.

#### Bedroom Two 13' 9" x 9' 2" (4.20m x 2.80m)

A large double bedroom having a UPVC double glazed window to rear aspect, central heating radiator, range of built-in wardrobes and door leading into en-suite.

#### En-suite

A three-piece suite having a wash hand basin mounted over vanity unit, low level W/C and walk in shower cubicle with overhead shower and shower attachment, tiling to splash prone areas, central heating radiator, extractor fan, UPVC double glazed opaque window to rear aspect and wood flooring throughout.

#### Bedroom Three 12' 10" x 8' 6" (3.90m x 2.60m)

UPVC double glazed window to front aspect, central heating radiator and a built-in wardrobe/storage cupboard.

#### Bedroom Four 9' 6" x 12' 2" (2.90m x 3.70m)

UPVC double glazed window to front aspect, central heating radiator and built-in storage cupboard.

#### Master Bedroom 19' 4" x 13' 9" (5.90m x 4.20m)

An expansive double bedroom having Velux windows to front and rear aspects, two expansive storage cupboards within eaves, central heating radiator and wall-mounted TV point.

#### Outside

To the front of the property is an expansive block paved driveway providing parking for multiple vehicles and Indian stone pathways down each side of the property to the rear. The rear garden is of a good size and beautifully presented throughout. The garden is tiered in levels with a low level Indian stone patio seating area, steps up to a faux lawn and second Indian stone patio area leading to the large composite decking space. To the decking space there is a covered timber pergola with bar area, multiple seating and timber fencing to all boundaries.

#### Property Particulars D1