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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	79
(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

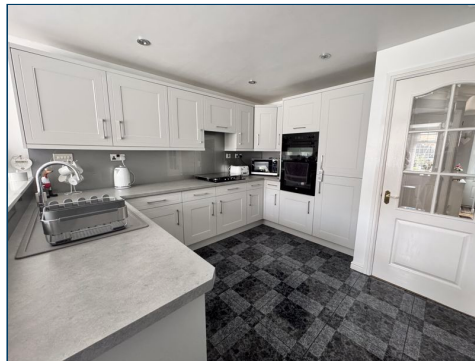
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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Conveyancer or Surveyor. Items shown in photographs are not necessarily 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.

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Chatsworth Avenue, Pontefract, WF8 2UP Four Bedroom Detached **£350,000**

Finished to a High Standard Throughout : Modern Shaker Style Dining Kitchen with Separate Utility Room : Bright and Spacious Lounge : Separate Dining Room : Dressing Area in Master Bedroom : Good Sized Bedrooms Throughout : Modern Family Bathroom and Two En-Suites : Sunny Positioned Landscaped Garden : Multiple Off Street Parking

PROPERTY DETAILS

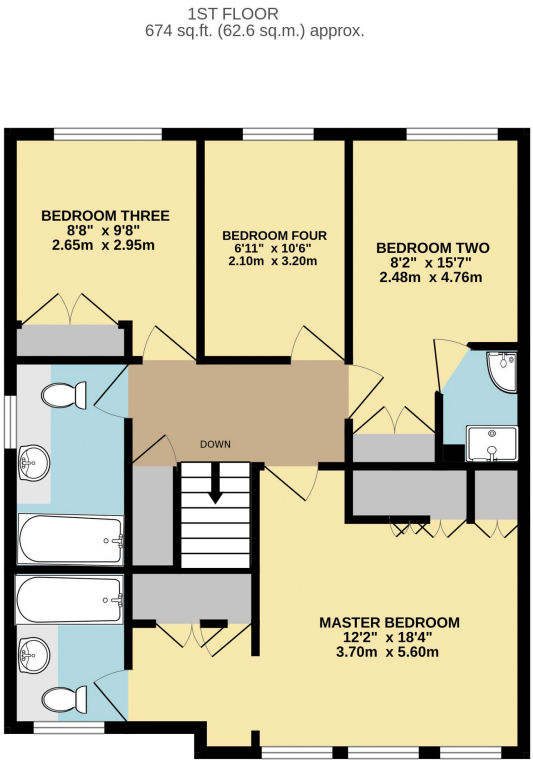
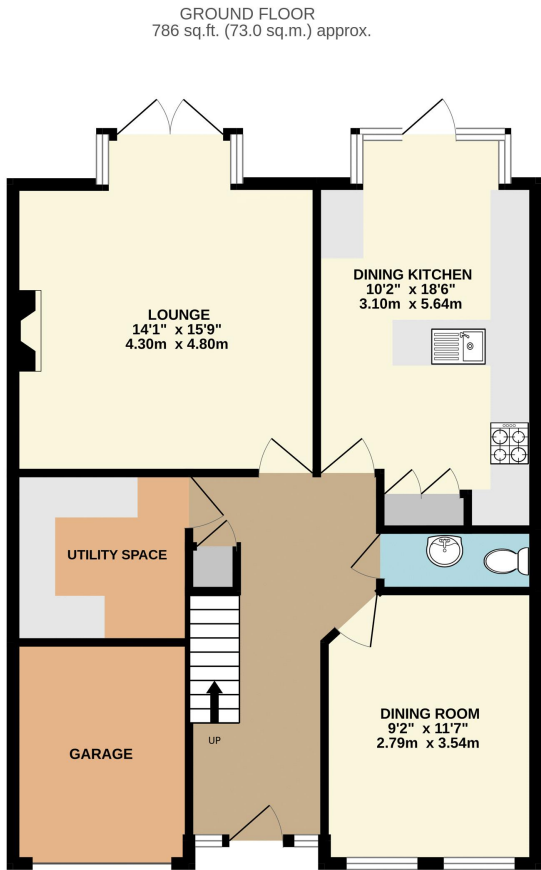
Enfields are delighted to offer for sale this impressive four bedroom, detached property situated within a popular residential area of Pontefract.

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, dining room, modern dining kitchen, utility room and downstairs w/c. To the first floor; four bedrooms, two with en-suites and a three piece house bathroom.

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



TOTAL FLOOR AREA : 1460 sq.ft. (135.6 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 with opaque window panels to front aspect, Karndean flooring throughout, central heating radiator, doors leading to ground floor rooms, under stairs storage cupboard and stairs leading to first floor.

Dining Room 11' 7" x 9' 2" (3.54m x 2.79m)

Two UPVC double glazed windows to front aspect, central heating radiator and space for six seater dining table.

Downstairs W/C

A modern two piece suite comprising of low-level W/C with hidden cistern, wash hand basin mounted over vanity unit with tiled splashback, heated towel rail/radiator, tiled flooring and UPVC double glazed opaque window to side aspect.

Lounge 15' 9" x 14' 1" (4.80m x 4.30m)

UPVC double glazed windows to rear and side aspects in square bay with French doors leading out to rear garden, central heating radiator, TV point, ceiling coving and feature gas fire mounted on marble hearth with marble back and 'Adams Style' surround.

Utility Space

Utility space created from garage and separated by stud wall. Matching high and low level storage units with roll-edged work surfaces over, space for 'American style' fridge-freezer, space and plumbing for washing machine, space for dryer, tiled walls throughout, tiled effect laminate flooring and cupboard housing Worcester Bosch boiler.

Dining Kitchen 18' 6" x 10' 2" (5.64m x 3.10m)

A good sized modern dining kitchen having a range of matching high and low level 'shaker style' storage units with granite effect roll-edged work surfaces over, composite sink with half sink, drainer, mixer tap and complementary splash backs, downlights to high level units, four-ringed gas hob with extractor fan over, built-in Beka twin ovens, integrated fridge-freezer, integrated dishwasher, central heating radiator, spotlights to ceiling, tiled flooring throughout, UPVC double glazed windows to rear and side aspects, UPVC double glazed door leading out to rear garden.

First Floor Landing

Central heating radiator, loft access, doors into first floor rooms and cupboard housing hot water tank with storage shelves above.

Master Bedroom 18' 4" x 12' 2" (5.60m x 3.70m)

Three UPVC double glazed windows to front aspect, central heating radiator, twin fitted wardrobes and opening through into dressing area. Dressing area having built-in storage cupboard/wardrobe and door leading through into en-suite.

En-suite

A three piece suite comprising of walk-in corner shower cubicle, wash hand basin mounted over vanity unit and low level W/C with hidden cistern, tiled walls and flooring throughout, UPVC double glazed opaque window to front aspect, heated towel rail/radiator and extractor fan.

Bedroom Two 15' 7" x 8' 2" (4.76m x 2.48m)

UPVC double glazed window to rear aspect, central heating radiator, built-in storage cupboard/wardrobe and door leading into en-suite shower room.

En-suite

A two piece suite having walk-in shower cubicle and pedestal wash hand basin, tiling to splash prone areas, central heating radiator, extractor fan, UPVC double glazed opaque window to side aspect and vinyl flooring throughout.

Bedroom Three 9' 8" x 8' 8" (2.95m x 2.65m)

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

Bedroom Four 10' 6" x 6' 11" (3.20m x 2.10m)

UPVC double glazed window to rear aspect, central heating radiator and space for wardrobes.

Family Bathroom 9' 9" x 5' 6" (2.97m x 1.68m)

A modern three piece suite comprising of wash hand basin mounted over vanity unit, W/C with hidden cistern and panelled bath with handheld shower attachment over, UPVC double glazed opaque window to side aspect, vinyl flooring, tiled effect wall panels throughout, extractor fan and heated towel rail/radiator.

Outside

To the rear is a beautiful and well-maintained garden being mainly laid to lawn with a large block paved patio area ideal for outside entertaining, a second raised Indian stone patio area, pebbled borders with space for potted plants, access down the left side of the garden to the front and an integrated storage shed to right side, timber fencing to boundaries. To the front of the property is an expansive block paved driveway providing multiple vehicle parking.

Property Particulars D1