

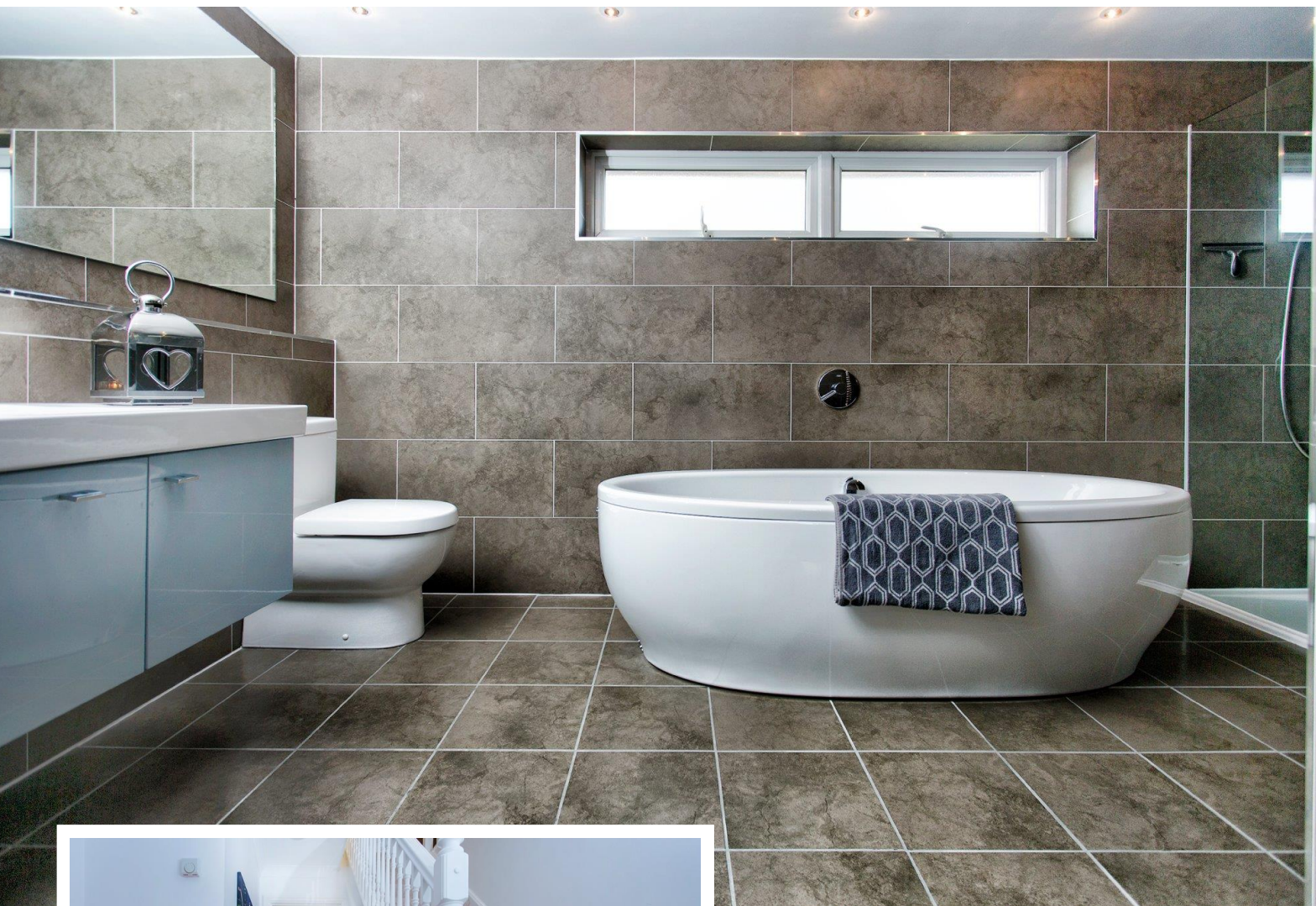
16 Hazel Grove, Pontefract, WF8 2WE



£315,000



HODSONS

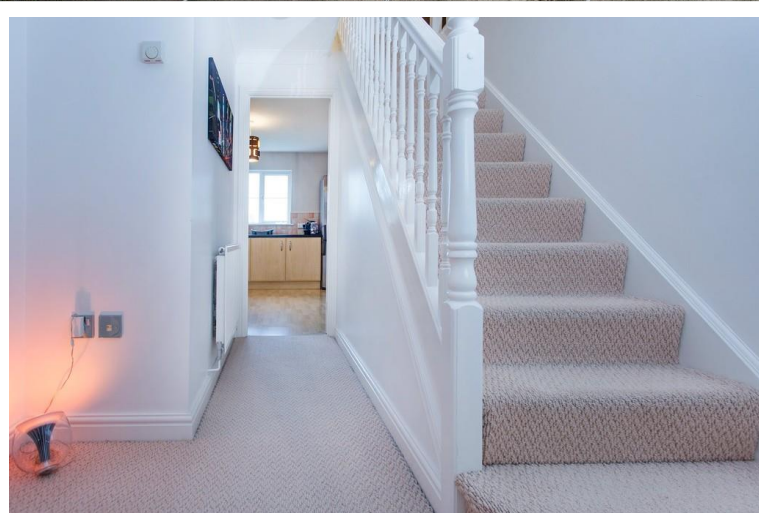


Property Description

This very large 4/5-bedroom house has been extensively extended to an exceptionally high standard and offers a spacious and versatile home with accommodation extending to approximately 2000sq ft. Situated in a popular, family-friendly part of Pontefract, a short walk from Monkhill train station as well as Pontefract Castle and the town centre, it is also just minutes away from junction 32 of the M62 and the Xscape leisure complex via the new link road. The A1 is also on the doorstep. Early viewing is strongly recommended to fully appreciate what this beautiful family home has to offer.

Occupying a significant corner plot and offering four excellent sized first floor bedrooms with the master suite featuring a striking vaulted ceiling and measuring 10ft (3m), whilst it's en-suite bathroom is an unusually large haven at 15'2" x 8'6" and features an oversize freestanding bath tub and walk in shower with an enamelled, cast-iron shower base, high quality, contemporary Hansgrohe fittings and electric underfloor heating.

The property briefly comprises an entrance hall from which there is a downstairs washroom, spacious kitchen/breakfast room with separate utility room and very large, open plan, main living space, which provides two separate lounge areas, with satellite aerial connections to both, dining area and sunroom the picture-perfect place for your Christmas tree or to sit looking out on to the immaculate rear garden.





Off the main living area is an additional room, originally designed to be multi-purpose to suit any lifestyle. Currently being used as a children's playroom, this large room was designed to be used also as either an office or a fifth, ground floor double bedroom and has two built-in cupboards that provide significant, shelved storage presently, but were purposefully created to be deep enough to offer significant hanging wardrobe space, with removable shelves for easy conversion.

ENTRANCE HALL

Double glazed door and window to the front. Stairs lead to the first floor landing. Doors lead to the open plan lounge/ dining room, kitchen and cloakroom/ WC. Radiator.

CLOAKROOM/ WC

Double glazed window to the front. Ceramic wash basin with chrome swan neck mixer tap sat on a wood finish vanity unit. Low flush WC. Radiator.

OPEN PLAN LOUNGE/ DINING ROOM

25' 7" x 11' 10" (7.81m x 3.62m) A light and airy open plan living space which in turn is open plan onto a further living room and sunroom. Flooded with natural light from a double-glazed window to the front and on a dual aspect double glazed French doors which enjoy a superb vista across the rear garden with unobstructed views beyond. Coving to the ceiling. Two central heating radiators.

LIVING ROOM

20' 2" x 15' 3" (6.17m x 4.65m) A superb living area incorporating a sun room with double glazed windows on five aspects giving a panoramic view across the garden. Coving to the ceiling. Three central heating radiators.



PLAY ROOM/ OFFICE/ BEDROOM 5

12' 11" x 10' 8" (3.94m x 3.27m) A large and versatile room which is presently used as a family/ play room. The large built in cupboards, incorporating a desk, to one wall were designed to provide deep wardrobe hanging space if required, with removable shelves. A large double glazed window provides an abundance of natural light. Central heating radiator.



KITCHEN/ BREAKFAST ROOM

12' 2" x 11' 4" (3.72m x 3.46m) A spacious breakfast kitchen with double glazed windows on a dual aspect. The kitchen boasts a comprehensive range of fitted units in a high gloss wood effect finish. Granite effect worksurfaces with an inset stainless steel one and a half bowl sink and drainer unit. Integrated five ring gas hob with contemporary glass and stainless steel extractor hood above and large built in electric oven below. Ceramic tiled splashbacks. Wood effect flooring. Central heating radiator.



UTILITY ROOM

Double glazed door to the side. A range of fitted units complimenting the kitchen offer space for washer and dryer and feature granite effect work surfaces. Ceramic tiled splashbacks. Wood effect flooring. Radiator.

LANDING

A spacious landing providing access to the first floor, four bedrooms and bathroom. Built in linen cupboard. Loft access point.



MASTER BEDROOM

16' 9" x 15' 3" (5.12m x 4.65m) An unusually large master bedroom suite with an imposing 10ft high vaulted ceiling. Double glazed window to the front. Large wardrobe recess. Double satellite aerial connections. Feature low voltage lighting. Radiator. Door with porthole window opening onto the outstanding en-suite bathroom.

ENSUITE

15' 2" x 8' 8" (4.63m x 2.65m) Superbly appointed and generously proportioned. The room has been fitted with a quality suite comprising of an oversize freestanding bath with wall mounted controls and concealed tap. A large walk in shower enclosure with an enamelled, cast-iron shower base and rainwater effect shower head. A large wash basin set on a floating wall mounted vanity unit with large mirror above. Fully tiled walls and a tiled floor with electric underfloor heating. Portrait style tubular heated towel radiator. Hansgrohe fittings. Feature low voltage lighting. Extractor. Elevated double glazed window to the rear.



BEDROOM 2

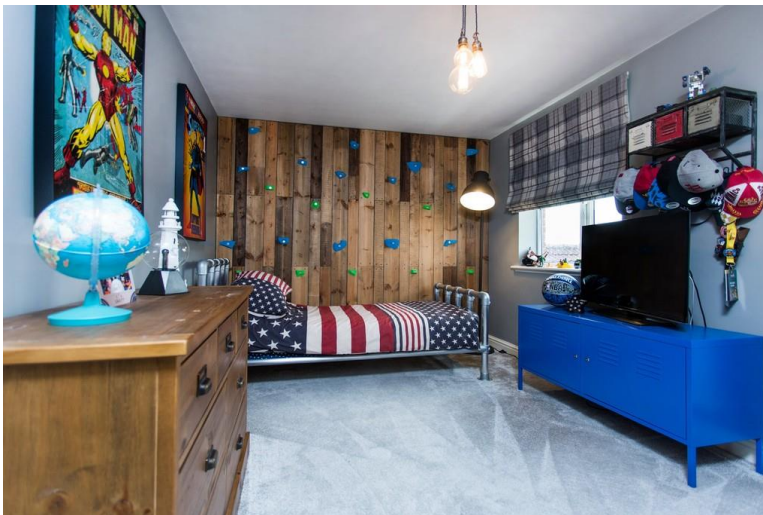
11' 11" x 11' 4" (3.64m x 3.46m) A double bedroom with a double glazed window to the front and a large walk in wardrobe. Radiator. TV point.

BEDROOM 3

14' 6" x 8' 7" (4.43m x 2.64m) A superb double bedroom with a feature rustic timber faced, usable built in climbing wall. Two double glazed windows. Radiator. TV point.

BEDROOM 4

8' 10" x 8' 7" (2.70m x 2.64m) Double glazed window. Radiator.



BATHROOM

11' 11" x 7' 6" (3.65m x 2.30m) A large house bathroom with double glazed windows on a dual aspect. Fitted with a quality suite comprising of a large corner bath with swan neck Hansgrohe mixer tap and retractable shower head. A pedestal wash basin Hansgrohe with mixer tap and chrome towel rail. Close coupled low flush WC. Part tiled walls and a large inset over sink mirror. Inset LED spotlights to the ceiling. Radiator.

GARDENS AND EXTERIOR

Outside and to the front of the property there is well-tended box hedging and lawn stretching the length of the impressive house frontage, whilst striking black bamboo bushes provide a character and added greenery. To the side, there is a driveway for two cars and a double garage with twin up and over doors, power and lighting. Excellent storage space available in the roof timbers. To the left of the garage is a further, private lawn surrounded and made private by hedging. The rear garden receives the midday sun right through until evening and benefits by not being overlooked. It is beautifully landscaped, incorporating a lawn and borders of palm trees, red banana plants, tree ferns and exotic large leafed plants, together with a central island with a millstone water feature to add further character, all helping to create a calm oasis during the spring and summer months. With outside power and mains powered lighting in the borders, the garden even offers a tranquil place to enjoy in the evenings. There is both hot and cold outside taps, ideal for car washing or filling paddling pools.



AGENTS NOTES

Additionally, the property benefits from access to near full-rate Fibre Broadband at around 76Mbps and is just a couple of minutes' walk to bus stops providing access to main routes, including school bus routes to both Kings and St. Wilfrid's High Schools.

AGENTS NOTES

As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

BOUNDARY DISCLAIMER

The boundaries and ownerships have not been checked on the Title Deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

FIXTURES & FITTINGS

The boundaries and ownerships have not been checked on the Title Deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

MEASUREMENTS

All measurements are for general guidance purposes only and are approximate. Due to variations and tolerances in metric and imperial measurements, measurements contained in the particulars must not be relied upon for ordering carpets, furniture etc

SERVICES

Mains gas, electricity, water supply and drainage are available to the property.

TENURE

Freehold.

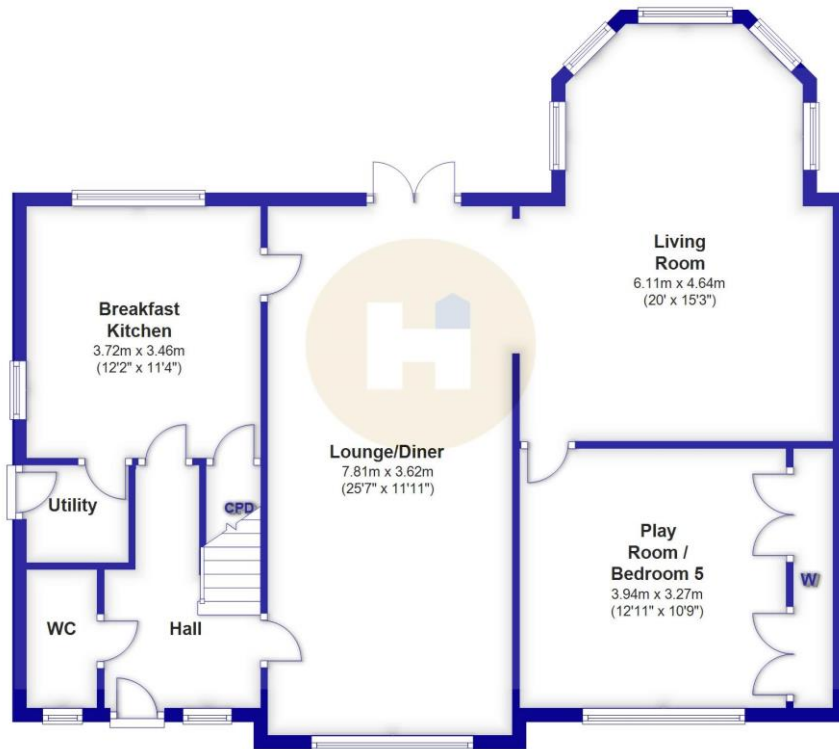
COUNCIL TAX

WMDC Property Band D.

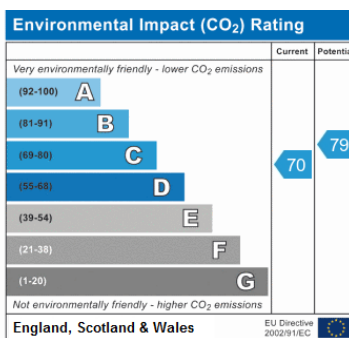
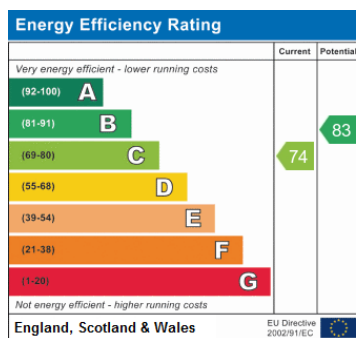
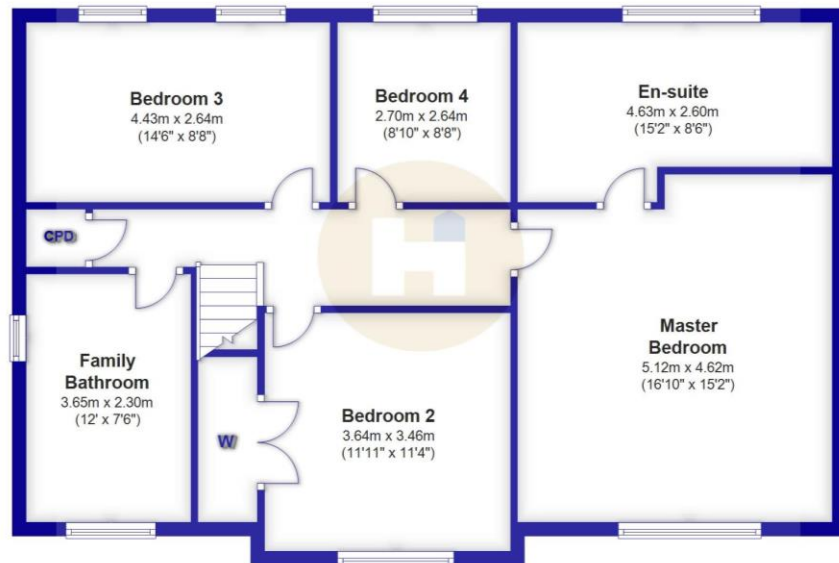




Ground Floor



First Floor



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements