



4 Bed  
House - Detached  
located in  
Pontefract

£380,000



Liquorice Court  
Pontefract  
WF8 2YR

**\*\*NEW\*\*LARGE REAR GARDEN\*\*INTEGRAL GARAGE\*\*OPEN PLAN\*\***

#### Lead In

This impressive four-bedroom family home, built by the highly regarded Avant Homes, occupies a fantastic plot at the end of a quiet cul-de-sac, offering both privacy and a desirable position within this popular residential development.

The property benefits from ample parking to the front, including a driveway, along with attractive green spaces to the front and side, making it an ideal choice for families seeking a well-situated home.

Internally, the home is beautifully presented and thoughtfully designed for modern living. The ground floor features a spacious open-plan lounge, kitchen, and dining area—perfect for both everyday living and entertaining. Additional conveniences include a downstairs WC, utility area, and integral access to the garage.

To the first floor, there are four well-proportioned bedrooms, with the principal bedroom enjoying its own ensuite shower room. The current owners have tastefully decorated the property throughout, creating a warm and welcoming home ready to move straight into.

Externally, the rear garden is a generous size, fully landscaped, and enjoys a sunny aspect—ideal for outdoor relaxation and family time. The integral garage is a standout feature, fitted with roller shutter doors to both the front and rear, offering excellent versatility.

Further benefits include owned solar panels, providing energy efficiency and long-term cost savings.

Ideally located close to local schools, shops, and motorway networks, this fantastic home is sure to attract strong interest—early viewing is highly recommended.

#### Entrance Hall

4'6" x 7'9"

Access to WC. Tiled effect flooring. Central heated radiator.

#### WC

4'12" x 5'2"

WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the front exterior.

#### Kitchen Diner

13'1" x 23'5"

Modern range of high and low level kitchen base units. Integrated appliances including fridge/freezer, dishwasher, oven, microwave and hob with extractor hood over. Chrome sink with drainer and chrome tap. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the front and side elevation. Access to the utility room & open plan lounge.

#### Living Room

16'1" x 11'5"

Fitted air conditioning. Carpeted throughout. Central heated radiator. UPVC double glazed bi folding doors leading to the rear.

#### Utility Room

5' x 6'5"

Option to reconnect plumbing for washing machine. Chrome sink with chrome tap over. UPVC double glazed door giving access to garage. Tiled effect flooring. Central heated radiator.

#### Landing

10'8" x 6'1"

With access to all four bedrooms and the house bathroom. Carpeted throughout. Central heated radiator. UPVC double glazed frosted window to the rear elevation with electric blind.

#### Bedroom One

10'3" x 9'11"

Built in wardrobes. Access to the en suite. Fitted air conditioning. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

#### En Suite

4'7" x 7'7"

White suite comprising of WC with low level flush. ash hand basin with chrome mixer tap. Shower cubicle with mains feeds shower. Extractor fan. Full height wall tiling. Chrome central heated towel rail.

#### Bedroom Two

9'1" x 10'6"

Built in wardrobes. Fitted air conditioning. Carpeted throughout. Central heated radiator. UPVC double glazed bay window to the front.

#### Bedroom Three

12'6" x 8'7"

Fitted air conditioning. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.





#### Bedroom Four

12'8" x 6'6"

Fitted air conditioning. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

#### Bathroom

7'3" x 5'7"

White suite comprising of WC with low level flush. Wash hand basin with chrome tap. Panel bath with chrome tap, shower screen and mains feed shower. Extractor fan. Wood effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the front.

#### Garage

9'9" x 21'11"

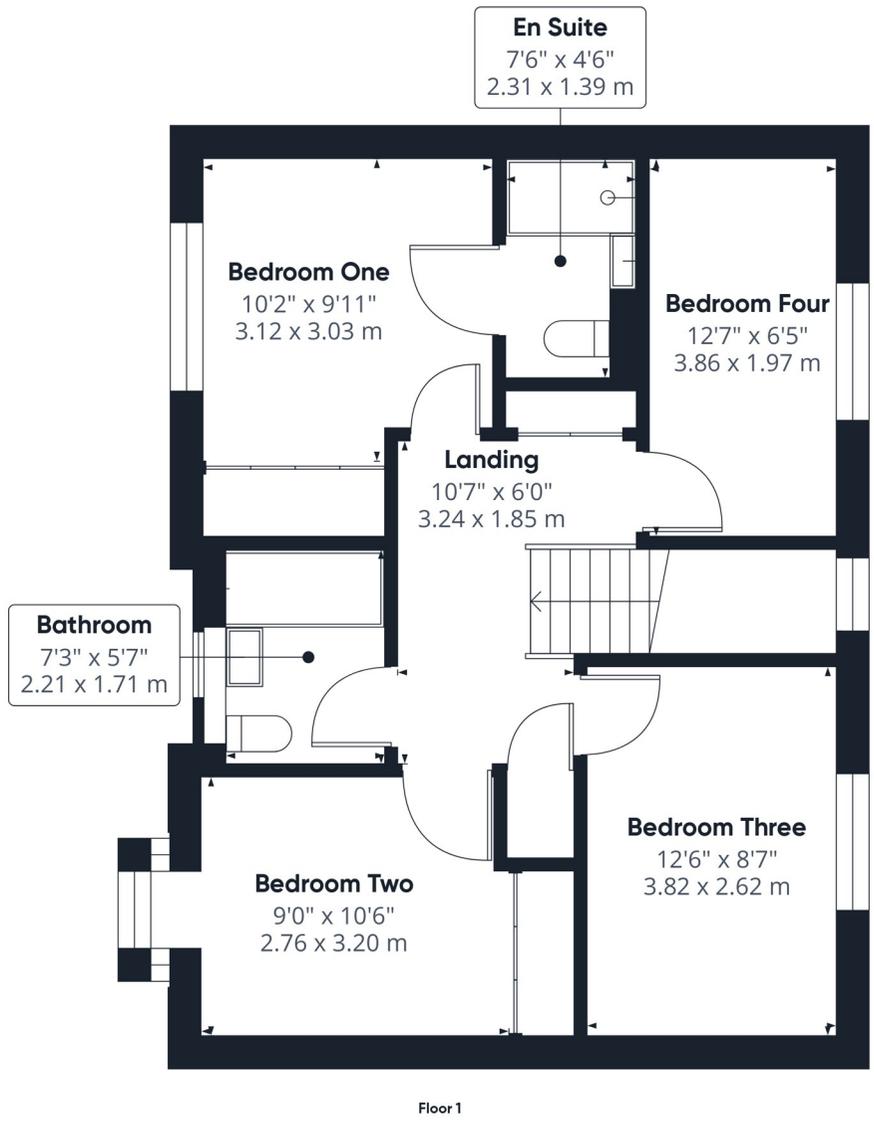
Up and over electric door to the front and rear.

#### Outside

The property boasts an attractive and well-maintained frontage. A spacious driveway provides ample off-road parking and leads to an integrated garage with an up-and-over door. The entrance is enhanced by a modern composite front door with decorative glazed panels, set beneath a sheltered porch. Low-maintenance gravel landscaping with neatly arranged potted plants adds to the home's kerb appeal, while the overall presentation creates a welcoming first impression. To the rear, the property enjoys a patio and well-proportioned garden, ideal for both relaxing and entertaining. A paved patio area sits directly outside the house with an electric canopy, seamlessly connecting to the interior via bi-fold doors, allowing for excellent indoor-outdoor living. The garden is mainly laid to lawn, bordered by a mix of mature planting and fencing for privacy.



These particulars are prepared in good faith and in accordance with current consumer protection legislation, using information provided by the vendor. Whilst we take reasonable steps to ensure that the details are accurate and not misleading, we have not independently verified all information and cannot guarantee its completeness or accuracy. The particulars are intended as a general guide only and do not constitute part of an offer or contract. All descriptions, measurements, references to condition, services, tenure, planning matters, and other material information should be independently verified by prospective purchasers through inspection, survey, and appropriate professional enquiries.



**Approximate total area<sup>(1)</sup>**  
581 ft<sup>2</sup>  
54 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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>		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

