



Chatsworth Avenue, Pontefract WF8 2UP

Welcome to

Chatsworth Avenue, Pontefract

GUIDE PRICE £340,000 - £350,000 A spacious four-bedroom detached home offering an entrance hall with storage, downstairs WC, lounge, dining room, kitchen, three double bedrooms, one single, en-suite to the master, family bathroom, front driveway, enclosed rear garden and integral garage.



Entrance Hall

With a front entrance door, tiled flooring, two storage cupboards and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin set in a vanity unit, wood panelling, tiled flooring, gas central heating radiator and a window to the side.

Lounge

12' 8" x 15' 5" into bay (3.86m x 4.70m into bay)

With a bay window to the rear, multi fuel burner with a stone hearth and brick effect surround, double door to the rear.

Dining Room

11' 2" x 8' 7" (3.40m x 2.62m)

With two windows to the front, oak flooring and a gas central heating radiator.

Kitchen

13' 3" x 9' 6" (4.04m x 2.90m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over and a butchers block top, two integrated electric ovens, electric hob, dishwasher, extractor hood, fridge freezer, space for washing machine, breakfast bar with storage cupboards, ceramic sink and drainer, laminate flooring, gas central heating radiator, door to the rear and a window to the rear.

Landing

With a storage cupboard and access to the loft.

Bedroom One

12' 7" x 10' 4" (3.84m x 3.15m)

With two windows to the front, fitted wardrobes and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath with shower over, extractor fan, spot lights to the ceiling, part tiled walls, tiled flooring, towel radiator and a window to the front.

Bedroom Two

10' 9" x 7' 9" (3.28m x 2.36m)

With a window to the rear, fitted wardrobes and a gas central heating radiator.

Bedroom Three

10' 10" x 7' 9" (3.30m x 2.36m)

With a window to the rear, fitted wardrobes and a gas central heating radiator.

Bedroom Four

7' 11" x 6' 3" (2.41m x 1.91m)

With a window to the rear and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath with a shower over, extractor fan, towel radiator, vinyl flooring, tiled walls and a window to the side.

Front Garden

A tarmac driveway.

Rear Garden

A paved patio, low brick walls to the raised lawn with flower beds, decking and garage at the bottom and a timber fence surround.

Integral Garage

With a manual door.



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Welcome to

Chatsworth Avenue, Pontefract

- ***GUIDE PRICE £340,000 - £350,000***
- Four Bedroom Detached House
- Driveway and Garage
- Bathroom, En-suite and Downstairs WC
- Close to Local Amenities

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£340,000 - £350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119489 - 0002

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