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11 The Chestnuts, Pontefract, WF8 2QH

Offers In Excess Of £375,000

Property Images



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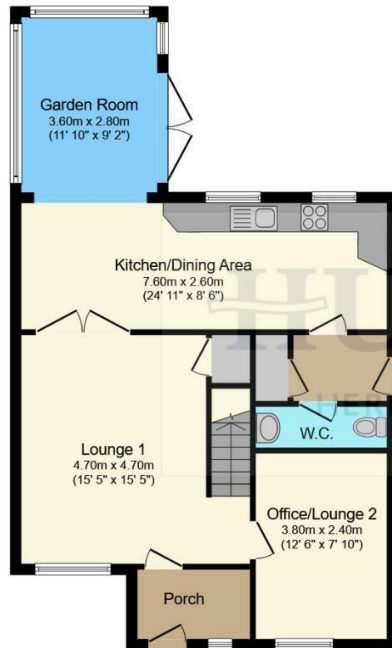
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Property Images

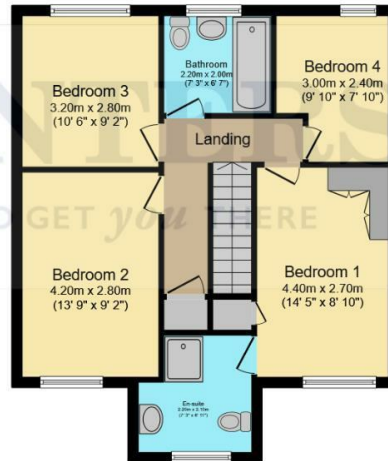


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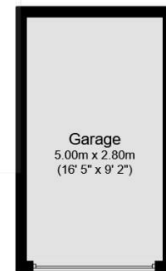
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Ground Floor



First Floor



Garage

Total floor area: 147.1 sq.m. (1,583 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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EPC

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

Map



Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2
Tenure: Freehold

THE SETTING:

The Chestnuts enjoys a prime position in the well-established town of Pontefract, offering excellent connectivity with convenient access to public transport as well as the A1 and M62 motorways for effortless commuting. Highly regarded primary and secondary schools are located nearby, making this an ideal setting for families. Pontefract town centre is just moments away and boasts a vibrant selection of bars, restaurants, and supermarkets. For shopping and leisure, Junction 32 outlet and Xscape activity centre are only a ten-minute drive. Nature lovers will also appreciate the semi-rural villages and scenic countryside walks surrounding the area, providing a perfect balance of urban convenience and tranquil living.

THE PROPERTY:

Upon entering the property, you are welcomed by a practical entrance porch—perfect for keeping shoes and bags neatly out of sight, enhancing the home's organisation and curb appeal. Stepping into the main lounge, currently arranged as the living room, you'll find a bright and airy space flooded with natural light from the large front-facing window. This inviting room easily accommodates two generous sofas, storage cabinets, and features a cosy fireplace, creating a warm and comfortable setting for family gatherings or relaxation.

The second lounge adds further versatility to the home, making an ideal dining room, home office, or children's playroom—the possibilities truly are endless. French doors from the main living room lead to the stylish kitchen diner, thoughtfully designed with a range of modern wall and base units, integrated cooking appliances, and space for a large American-style fridge. The kitchen is finished with white cabinetry, dark worktops, and elegant floor tiling, maintaining a contemporary yet welcoming feel.

The adjoining dining area comfortably fits a 4–6 seater table and flows seamlessly into the standout garden/sun room—an exceptional space designed for relaxation. With large windows on every wall, two skylights, and ample room for comfortable seating and storage furniture, this room is bathed in natural light and offers direct access to the rear garden, making it perfect for both quiet evenings and entertaining guests.

Completing the ground floor is a convenient WC, which also houses the boiler, adding practicality to the home's thoughtful layout.

Upstairs, you'll find four spacious and well-proportioned bedrooms, three of which easily accommodate double beds—ideal for large or growing families, frequent hosts, or anyone seeking versatile living options. Each bedroom offers flexibility and could be styled as a walk-in wardrobe, home office, or guest room to suit your lifestyle. The main bedroom features built-in corner wardrobes for excellent storage, as well as a private en suite with a shower cubicle, wash basin, and WC. The main house bathroom is decorated in neutral tiling, with touches of greenery adding a welcoming and homely feel. This bathroom includes a bath with an overhead shower, a WC, and a wash basin, creating a relaxing and functional space for the whole household.

OUTSIDE SPACE:

To the front, a spacious driveway provides off-street parking for up to four vehicles, complemented by well-tended greenery for added curb appeal. The property also boasts a detached garage, perfect for extra storage or additional parking. At the rear, you'll find a beautifully maintained garden, accessible via the side gate, side door, or patio doors from the sun room. The outdoor space features a dedicated patio area—ideal for garden furniture and alfresco dining—as well as a generous lawn for recreation, all bordered by established plants and shrubs for a tranquil, private setting.

In summary, this property would make the perfect home for young professionals and families alike. Call us to arrange a date and time to view.

HUNTERS are delighted to introduce this immaculate 4-bed detached property to the market, the perfect home for growing families and young professionals, with ample space throughout and a detached garage. This property comprises an entrance porch, 2 lounges, kitchen/diner, garden room, four bedrooms, house bathroom, en suite and WC. Viewing is recommended to appreciate the space and style that is on offer.

Features

• 4 BEDROOMS • 2 BATHROOMS • DETACHED GARAGE • SPACIOUS THROUGHOUT • KITCHEN DINER • GARDEN ROOM • DRIVE WAY • FREEHOLD • COUNCIL TAX BAND E • EPC RATING TBC