

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**3 Moxon Close, Pontefract, WF8 3PT**

**£220,000**

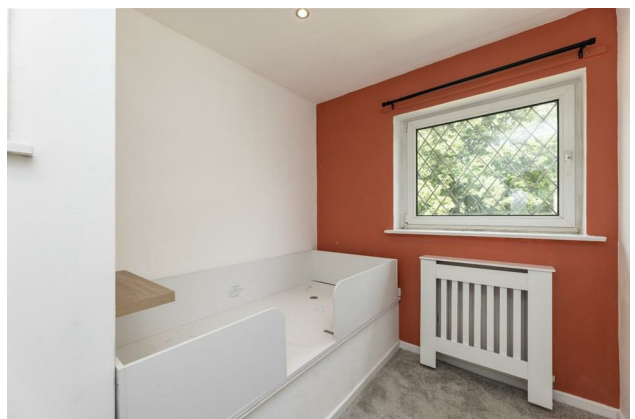
**Property Images**



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## Property Images



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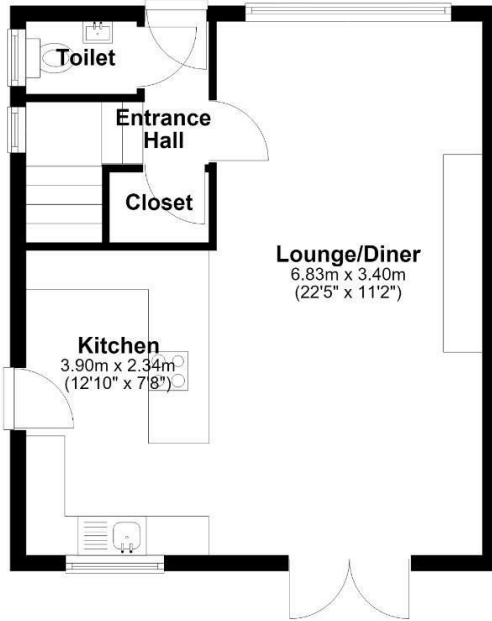
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## Property Images



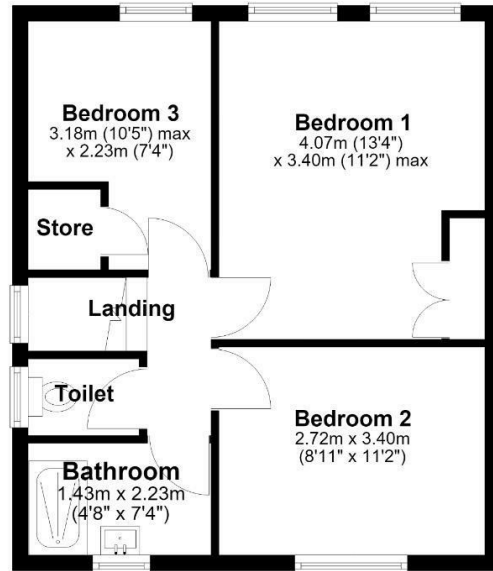
### Ground Floor

Approx. 37.5 sq. metres (403.4 sq. feet)



### First Floor

Approx. 39.5 sq. metres (424.8 sq. feet)



Total area: approx. 76.9 sq. metres (828.2 sq. feet)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1  
 Tenure: Freehold

### THE SETTING:

Pontefract is the home of many things but the Racecourse and Haribo are my favourites! One of the main things that makes Pontefract such a great place to live is that it is a small town with a great community and lots going on but also you're only a stones throw in any direction away from neighbouring countryside. This property is located in one of the sought after areas of Pontefract so for commuters the links on the A1 and M62 are very easily accessible, for sports lovers there is the newly renovated Pontefract Collieries Stadium and also the Pontefract Rugby Union club and for schools there are excellent primary and high schools within easy reach. Amenities wise the centre boasts an array of shops, bars, eateries and supermarkets and the nearby bus/train stations serve all of the neighbouring towns and cities.

### THE PROPERTY:

The current owner has created a great downstairs space for modern family living. The kitchen itself is a Magnet one and is around 18 months old, it boasts a range of base and wall units with dove grey shaker style doors and complimentary chrome handles. The peninsula separates the kitchen space off from living/dining area but creates a great entertaining space and houses a Neff induction hob with integrated extraction. The kitchen also benefits from integral appliances namely; dishwasher, fridge freezer, washing machine and double Neff oven. Oak effect laminate worktops and a white basin and drainer complete the kitchen. A UPVC door gives access off the kitchen to the side of the property. The dual aspect living/dining area is light and airy with ample space for sofas, and armchair and a family dining table and it can be used in a variety of different ways. The feature false chimney breast wall is ideal for mounting a tv and a light oak LVT flooring flows throughout. At the bottom of the stairs is a handy larger than average storage cupboard perfect for storing coats and shoes and there is a downstairs cloakroom with handwash basin and wc.

Upstairs are 2 double bedrooms with large windows allowing for lots of natural light. Both double bedrooms have ample space for furniture and are generous in size. The single bedroom is also a great size and boasts a built in single bed frame with space for a UK single mattress, perfect for children or as an occasional guest room. The shower room is tiled in a dove grey rectangular tile from floor to ceiling and there is a double walk in shower cubicle with electric shower. The handwash basin is housed in a vanity unit excellent for storing bathroom essentials. Off the shower room is a separate wc with modern forest green tiles surrounding, the separate wc is a life saver for families! Upstairs also benefits from a handy storage cupboard and access to the loft which is partially boarded and a great size for storage or conversion (subject to the relevant planning consents).

### OUTSIDE SPACE:

This house overlooks the green to the front of the property giving a semi rural feel as you look out, the green has a tarmac area providing access to the driveway. To the front of the property is a driveway suitable for several vehicles and a pleasant front garden mainly lawned but with mature plants surrounding. To the side is further space with a brick built outhouse great for storing your lawn mower and other garden essentials. To the rear is an enclosed garden with patio area, lawn area and mature plants/hedges surrounding. There is also a hardstanding for a shed.

In summary this property needs to be viewed to be fully appreciated, call us to arrange your viewing today.

HUNTERS are delighted to present to the market this absolute gem situated at the South side of Pontefract in a great location close to schools and amenities. Sold with no onward chain and perfect for families tucked away in a cul de sac this property briefly comprises; open plan kitchen/dining/family room, downstairs wc, 3 good sized bedrooms, shower room and upstairs separate wc. Viewing is essential to appreciate the space and style of property we have on offer. Don't miss out!

## Features

- GREAT LOCATION CLOSE TO TOWN AND SCHOOLS
- MODERN OPEN PLAN LIVING SPACE
- RECENTLY FITTED STUNNING KITCHEN
- NEFF APPLIANCES
- 3 GOOD SIZED BEDROOMS
- GARDENS TO FRONT AND REAR
- DRIVEWAY FOR SEVERAL VEHICLES
- FREEHOLD
- COUNCIL TAX BAND B
- EPC RATING C