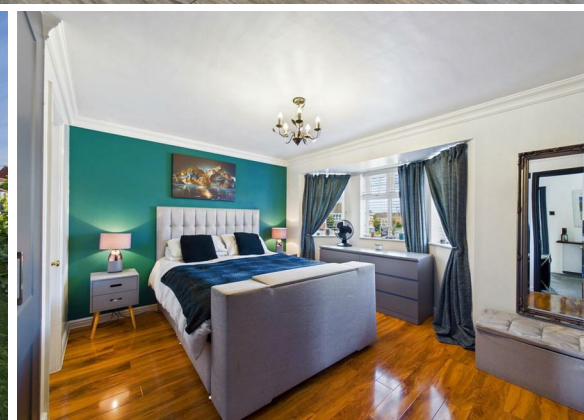




4 Bed  
House - Detached  
located in  
Pontefract

Asking Price £425,000



Chatsworth Avenue  
Pontefract  
WF8 2UP

NO CHAIN\*\*SUMMER HOUSE TO THE REAR\*\*FULLY MODERNISED  
THROUGHOUT\*\*OPEN PLAN KITCHEN DINER\*\*

#### Lead In

Situated on the ever-popular development on New Hall Road, this extended four-bedroom detached home offers an exceptional amount of living space, stylish presentation throughout, and a layout perfectly suited to modern family life.

Beautifully maintained by the current owners, this impressive home has been thoughtfully enhanced to create a standout footprint that is sure to appeal to a wide range of buyers. The extension to the rear has transformed the property, providing a separate lounge/snug area alongside a stunning open-plan family kitchen diner — exactly the kind of versatile, sociable living space today's buyers are searching for.

Finished with modern fixtures and fittings, tasteful décor, and a spacious flow throughout, this is very much a show-home style property that is ready to move straight into.

One of the home's most attractive additions is the garden room, currently utilised as a home office, making it ideal for those working remotely or simply seeking additional flexible space.

To the first floor, the property continues to impress with four well-proportioned bedrooms and three bathrooms, including a contemporary family bathroom, en-suite shower room, and a Jack and Jill bathroom shared between two of the bedrooms — offering both practicality and a touch of luxury for growing families.

Externally, the home enjoys a driveway, front garden, and a generous rear garden positioned to enjoy a sunny aspect, making it perfect for families, entertaining, or simply relaxing outdoors.

An internal viewing is absolutely essential to fully appreciate the size, layout, and quality on offer. Properties of this style and standard, in such a desirable residential position, are expected to generate strong interest.

Ideally located for Pontefract town centre, local schools, train stations, and motorway networks, this home offers the perfect balance of quiet residential living with excellent convenience close by.

#### Hallway

14'8" x 5'11"

Access to living room, WC and the kitchen diner. Wood effect flooring. Central heated radiator.

#### WC

4'9" x 2'6"

WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Central heated towel rail.

#### Living Room

17'2" x 11'6"

Feature electric fireplace. Doors leading to the kitchen diner. Carpeted throughout. Central heated radiator. UPVC double glazed bay window to the front aspect.

#### Dining Room

9'1" x 26'4"

Open plan to the kitchen. Wood effect flooring. Designer central heated radiator. UPVC double glazed window to the side elevation.

#### Kitchen

9'1" x 12'

Modern range of high and low level kitchen units with a kitchen island and integrated appliances including dishwasher, electric hob, double oven with built in air fryer and microwave with built in air fryer. Space for American fridge/freezer. Option to reconnect plumbing for washing machine. Two sinks with mixer taps. Access to garage and lounge. UPVC double glazed door leading to the rear. Wood effect flooring. UPVC double glazed windows to the rear and side elevations.

#### Lounge

11'11" x 13'9"

Wood effect flooring. Central heated radiator. UPVC double glazed windows to the rear and side elevations.

#### Garage

16'3" x 8'7"

Roller door. With light and power.

#### Landing

7'11" x 7'5"

Access to the loft, all four bedrooms and the house bathroom. Carpeted throughout. Central heated radiator.

#### Bedroom One

9'10" x 13'7"

Built in wardrobes and storage cupboards. Access to en suite. Wood effect flooring. Central heated radiator. UPVC double glazed bay window to the front elevation.

#### En Suite

4'4" x 7'9"

White suite comprising of shower cubicle with mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Tiled



effect flooring. Central heated towel rail. UPVC double glazed frosted window to the side aspect.

#### Bedroom Two

12' x 8'8"

Access to Jack and Jill bathroom and built in storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

#### Jack And Jill Bathroom

2'6" x 5'4"

Shower cubicle with mains feed shower. Extractor fan. Central heated towel rail. UPVC double glazed frosted window to the side elevation.

#### Bedroom Three

8'6" x 10'3"

Access to Jack and Jill bathroom and built in storage cupboard. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear.

#### Bedroom Four

9'7" x 6'9"

Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear.

#### Bathroom

6'2" x 6'4"

White suite comprising of panel bath and chrome taps. WC with low level flush. Wash hand basin with chrome mixer tap. Bluetooth ceiling speaker. Extractor fan. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

#### Summer House

12'4" x 8'6"

Electrics. Wood effect flooring. Windows to the rear and side elevations.

#### Exterior

This attractive detached family home offers excellent kerb appeal, set within a well-established residential setting. The property is approached via a spacious driveway providing ample off-road parking and leading to an integral garage. A neatly maintained frontage, bordered by fencing and mature hedging, creates a sense of privacy while enhancing the home's welcoming appearance.

To the rear, the property boasts a beautifully presented and generously sized garden, perfect for both relaxing and entertaining. A well-maintained lawn is complemented by a stylish patio seating area, ideal for outdoor dining. A standout feature is the summer house, complete with decking, offering a versatile space suitable for use as a home office, gym, or leisure area. The garden is fully enclosed with fencing, providing a safe and private environment for families and pets, while also enjoying plenty of natural sunlight throughout the day.

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

78

68

Approximate total area<sup>(1)</sup>

1684 ft<sup>2</sup>  
156.5 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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