

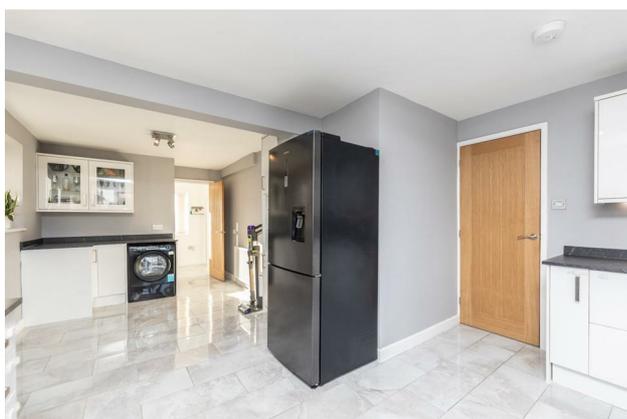
# HUNTERS®

HERE TO GET *you* THERE

18 Holgate Road, Pontefract, WF8 4ND

£375,000

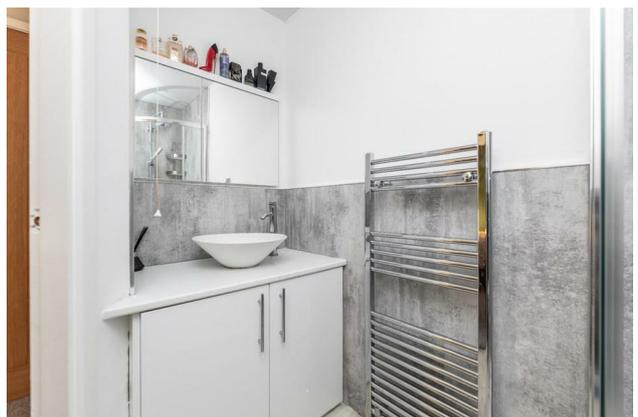
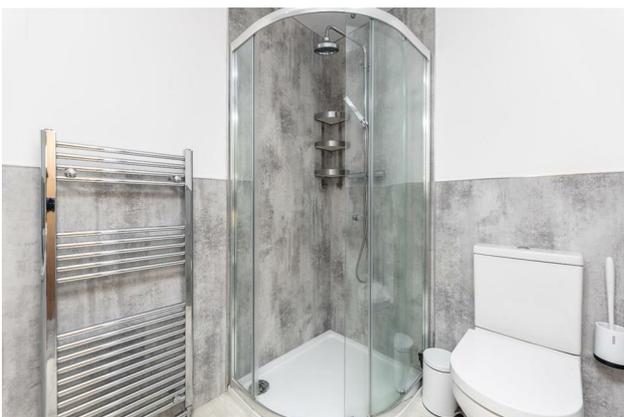
Property Images



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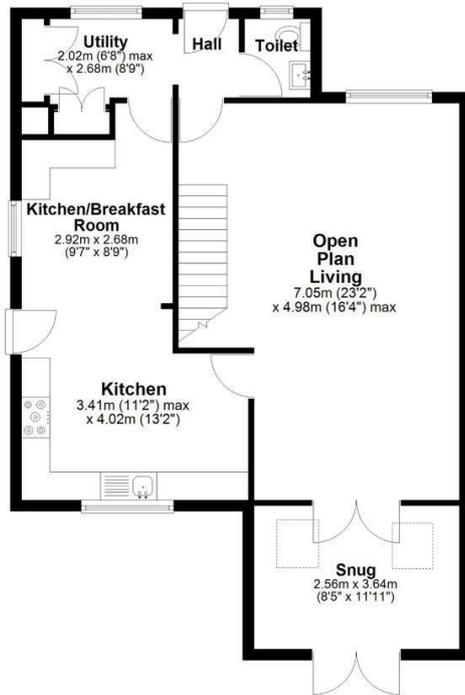
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## HUNTERS®

### Ground Floor

Approx. 72.1 sq. metres (776.0 sq. feet)



### First Floor

Approx. 56.0 sq. metres (603.3 sq. feet)



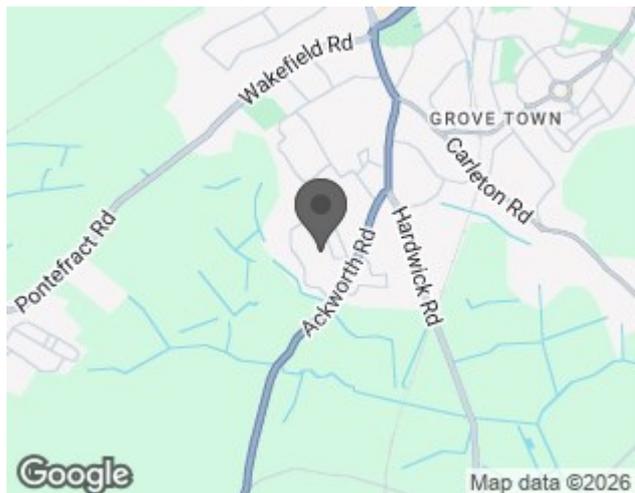
Total area: approx. 128.1 sq. metres (1379.3 sq. feet)

## EPC

### Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>73</b>	
(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 - Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

\*\*\*GUIDE PRICE £375,000-£400,000\*\*\*

HUNTERS are delighted to present this 4 bedroom detached family home to the market. Tucked away in a quiet cul-de-sac location with outstanding views over the neighbouring fields it really does tick every single box! Briefly comprising; entrance hallway, downstairs wc, through lounge diner, snug/family room, dining kitchen, 4 bedrooms (master with ensuite) and family bathroom viewing is absolutely essential to appreciate the style of property on offer.

### 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. If good schools are important to you then Larks Hill Primary School has an outstanding Ofsted rating and is in walking distance of this home as are Kings High School and Carleton High School. 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 owners have loved living here, they have maintained and upgraded it throughout and created excellent spaces for modern family living. Themes throughout this property are spacious rooms, neutral decor, oak doors, quality flooring, high specification fittings and a layout that just seems to flow perfectly.

As you enter the property you're greeted to the right with a room which in my opinion is a huge selling point, a spacious hallway with stylish built in wardrobes perfect for storing shoes, coats and bags. This space is brilliant if you need somewhere to store pushchairs as you come into the house. Finished with beautiful floor tiles which follow into the kitchen and a large window allowing for lots of natural light every family needs a room like this! The downstairs wc is off to the right and features a basin fitted within a vanity unit great for storage, wc and modern black tiles surrounding. This leads onto the through lounge diner which can be used in a variety of different ways to suit your furniture, it can actually just be a lounge if you wish as there is space for a dining table in the kitchen diner. The current owners use the front space for living and the space to the rear for a large 6 seater dining table, the open staircase offers space underneath for a cabinet or even a desk for those that work from home. To the rear of the property accessed via glazed oak double doors is the snug/family room, this is a great space for relaxing with patio doors leading out to the rear garden and there is ample space for furniture. Again this could make a great space to work from that you can easily close off from your main living space when you clock off! Accessed via the lounge diner or via the hallway is the dining kitchen. The dining kitchen is in set into two different zones that works perfectly, one side is for cooking and entertaining, the other side is more of a utility space then in the middle is space for a dining table. The kitchen itself benefits from a range of high gloss white base and wall units with modern silver handles. Laminate worktops and tiles compliment the kitchen and there is space for a Range style cooker (which is open to negotiation), washing machine and free standing fridge freezer. The utility area provides further storage and space for a tumble dryer. There is a UPVC door providing access to the side of the property. The ground floor of this property really does provide spacious accommodation.

Upstairs is the master bedroom with ensuite, 3 further double bedrooms and the family bathroom. The master bedroom is a generous double with fitted wardrobes providing ample storage space, the large window gives outstanding views over the fields and the ensuite is immaculate with a corner shower cubicle, bowl basin sat on a vanity unit for storage and wc. Modern light grey shower panelling, chrome towel rail and tiled flooring completes the ensuite. The second bedroom is also a generous double with space for a bed, dressing area and wardrobes. The third bedroom is a double but currently used as a nursery with a full wall of fitted wardrobes and finally the fourth bedroom makes the perfect guest room with ample space for furniture. The family bathroom features a modern white 3 piece suite with shower over the bath, chrome towel rail, modern mosaic effect floor tiles and floor to ceiling grey tiles surrounding.

In summary this property really has a lot to offer and its a property you could move your belongings into and just enjoy living there! No expense has been spared to create a beautiful family home.

### OUTSIDE SPACE:

To the front of the property is a driveway providing parking for 3/4 vehicles, to the left side is a handy storage shed and to the right you can access the rear garden. The rear garden I think its a real selling point of this home, the current owners have created a garden that is low maintenance but has lots going on! There is a patio seating area great for dining al fresco, further patio area great for barbequing, a pond, a lawn area great for children to play and a large wooden shed and two smaller ones providing lots of extra storage. The sun is in the garden most of the day during the summer making it an excellent entertaining space.

Call us today to arrange your viewing!

## Features

- BEAUTIFUL SPACIOUS DETACHED FAMILY HOME • CUL-DE-SAC LOCATION • CLOSE TO AMENITIES AND SCHOOLS • 4 DOUBLE BEDROOMS • MODERNISED THROUGHOUT • 2 RECEPTION ROOMS • VIEWING ESSENTIAL • FREEHOLD • EPC RATING C • COUNCIL TAX BAND D



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