

4 Bed
House - Detached
located in
Pontefract

Guide Price £390,000





Maple Avenue Pontefract WF8 3QN



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wall and base kitchen units with a central island providing breakfast area still including a space for dining table. There is a double oven and gas hob and integrated appliances include washing machine dishwasher and fridge freezer. The work surfaces complement the units and spotlights to the ceiling. Lounge UPVC double glazed windows to the rear and side elevation with double patio doors opening onto the patio area. With spotlights and feature lighting designer radiator. WC Toilet and sink. Bedroom (Ground Floor) Patio doors to the side elevation and a gas central heated radiator. Landing With access to 3 double bedrooms and the family bathroom. Bedroom Patio doors which lead out onto the balcony overlooking the rear garden. Radiator and fitted wardrobes, access to the ensuite bathroom. Bedroom two UPVC double glazed window to the rear elevation gas central heated radiator. Bedroom three UPVC double glazed window to the front elevation. Gas central heated radiator. Ensuite Roof Velux window, sink with vanity unit draws below and a mixer tap, toilet with a low-level flush, bathtub and separate shower cubicle. Chrome heater towel rail. Bathroom With gold fixtures and fittings and contrasting white and gold tiles the bathroom is equipped with toilet with a low-level flush sink with a mixer tap and a bath with Shower over. Towel radiator and UPVC double glazed window to the side elevation. Garden to the rear Landscaped with lawned garden and decking patio areas, this enclosed rear garden is a great size and has privacy with mature plants and shrubs to surrounds. Garden to the front Blocked paved driveway and raised planting beds.









## Energy Efficiency Rating 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 2002/91/FC

## CONTACT

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