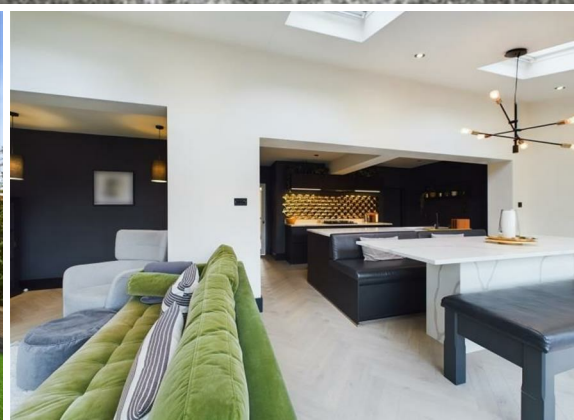




4 Bed
House - Detached
located in
Pontefract

Guide Price £460,000



LOGIC
REAL ESTATE

Highfield Road
Pontefract
WF8 4LL

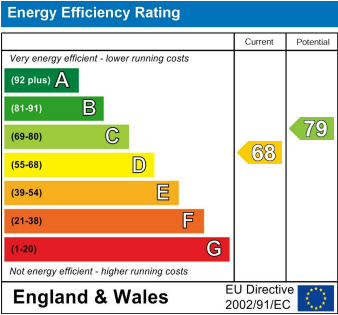


Guide Price £460,000 - £470,000 Nestled on the highly sought-after Highfield Road in Pontefract, this immaculately presented four-bedroom detached home is a true gem. Situated in a quiet cul-de-sac, the property offers a tranquil setting while maintaining close proximity to local amenities, schools, and transport links.

Guide Price £460,000 - £470,000 Nestled on the highly sought-after Highfield Road in Pontefract, this immaculately presented four-bedroom detached home is a true gem. Situated in a quiet cul-de-sac, the property offers a tranquil setting while maintaining close proximity to local amenities, schools, and transport links. From the outset, the home impresses with its spacious front garden and a driveway, providing ample off-street parking. Upon entering, you are greeted by a sense of modern elegance, with a thoughtfully designed interior that combines style and functionality. The standout feature of the home is its extended kitchen lounge family room to the rear, an expansive open-plan space ideal for both everyday living and entertaining. The kitchen boasts high-quality fittings, integrated appliances, and a sleek finish, complemented by a spacious lounge and dining area that is bathed in natural light from large windows and sliding full length rear doors leading to the garden. The outdoor space is equally impressive, featuring a beautifully landscaped garden with seating areas perfect for relaxation or social gatherings. The home also includes two separate living rooms, ideal for quiet evenings or additional entertaining space. Upstairs, there are four generously sized bedrooms, including a master suite with its own en-suite shower room, and a stylish family bathroom serving the remaining bedrooms. With its modern design, exceptional layout, and prime location, this home is truly a showstopper. Perfect for families or professionals seeking a stylish, ready-to-move-in property, it offers a rare opportunity to own a piece of elegance in one of Pontefract's most desirable areas. Don't miss your chance to view this stunning home! Entrance Hall Front composite entrance door with side glazed panels to both sides bringing natural light into the hallway. Designer radiator. Stairs to the first floor, Coretec LVT tiled flooring throughout. Access doors leads to the lounge, snug, kitchen diner and WC. Lounge Bay window to the front elevation and two windows to the side elevation all fitted with Hillary's window shutters. Coretec LVT herringbone flooring. Gas central heated radiator. Snug UPVC double glazed window to the side elevation and a designer radiator. WC Toilet with a low level flush, wash hand basin with a mixer tap. Tiling to the flooring, spotlights and extractor fan to the ceiling. Kitchen Family Room A stunning bespoke kitchen carefully designed to be open plan into part of the property extension with sliding full length doors to the rear inviting lots of natural light, roof Velux skylight windows and opening into L shape diner and lounge area. The kitchen is built by a German company Hettich, fitted to a high standard and quality fixtures and fittings. Integrated appliances include electric oven, gas hob, extractor fan

above and separate wine cooler. Integrated fridge, a dishwasher and an integrated bin cupboard. The sink is an unmounted sink with a quooker mixer tap. There is a fitted champagne sink with space for ice to keep your drinks cool when entertaining. The work surfaces are quartz and there is a bespoke breakfast table and seating area with storage and padded cushions to match. Under-flooring heating and bespoke lighting into all sections. First Floor Landing Loft access with a pull down ladder, the loft is boarded and has a light. Perfect storage room. Bedroom One UPVC double glazed window to the rear elevation, walk in wardrobe which leads to the ensuite. Gas central heated radiator. Ensuite Walk-in shower cubicle. Toilet with a push wall mounted flush. Sink with mixer tap and vanity unit below. Spotlights and extractor fan to the ceiling. Decorative tiled flooring. UPVC double glazed window to front elevation with fitted Hillary window shutters. Towel rail radiator. Bedroom Two UPVC double glazed windows to the rear and side elevation. Gas central heated radiator. Bathroom **A newly fitted bathroom suite, walls and ceiling undecorated ** UPVC double glazed window to the rear elevation. Bathtub with mixer tap and handheld shower attachment. Sink with vanity unit below. Toilet with a wall mounted push flush. Terrazzo tiling the flooring. Walk-in shower cubicle with mains feed shower and waterfall attachment. This room is finished with brushed brass and black fixtures and fittings and wall lights. There is a Ladder style radiator. Bedroom Three With a walk-in bay window to the front elevation. Fitted Hillary window shutters. Gas central heated radiator and wooden flooring. Bedroom Four UPVC double glazed window to the front elevation, gas central heated radiator. Garage Which is used as partly a storage to the kitchen. Having plumbing for a washing machine. House boiler and storage cupboard. There is an outdoor tap. Garden To The Front Lawned garden area and resin driveway. Access to the rear of the property via a side access gate. There is pathways both sides. Garden To The Rear Landscaped to bring the outdoors in, with bespoke outdoor tiling and artificial turf garden. There are planters with mature shrubs and effective outdoor lighting. Outdoor tap and extrication points.





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