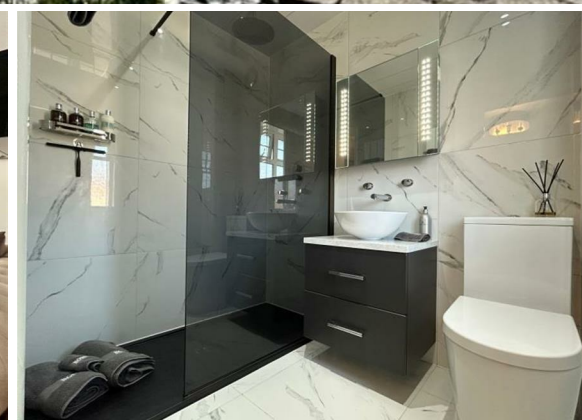




4 Bed
House - Detached
located in
Pontefract

Offers In Excess Of
£375,000



LOGIC
REAL ESTATE

Chatsworth Avenue
Pontefract
WF8 2UP



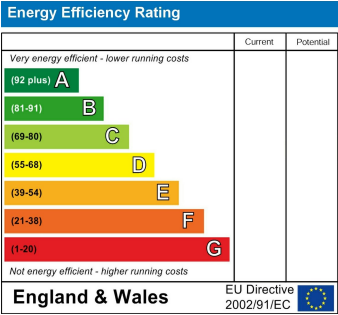
Step inside to discover a beautifully designed interior with a high-quality finish, featuring modern fixtures and fittings that add a touch of elegance to every room. The heart of the home is the generously sized kitchen and Lounge with a separate dining area, perfect for entertaining, with patio doors leading from the kitchen and lounge out to the exceptionally large south facing rear garden

Stunning Four-Bedroom Detached Home in a Sought-After Pontefract Development This immaculate four-bedroom detached home is presented to a show home standard, offering spacious and stylish living throughout. Situated in a highly sought-after development in Pontefract, this property is ideal for a range of buyers, from growing families to professionals looking for a modern and well-appointed home. Step inside to discover a beautifully designed interior with a high-quality finish, featuring modern fixtures and fittings that add a touch of elegance to every room. The heart of the home is the generously sized kitchen and Lounge with a separate dining area, perfect for entertaining, with patio doors leading from the kitchen and lounge out to the exceptionally large south facing rear garden—a fantastic space for outdoor gatherings, relaxation, or play. Upstairs, the spacious master bedroom boasts its own luxurious en-suite, while the second bedroom offers a shower and two further well-proportioned bedrooms provide flexibility for family living, guests, or a home office. A stylish family bathroom completes the first floor. Externally, this property offers garage parking and a driveway, ensuring ample space for multiple vehicles. The impressive rear garden also features a purpose-built garden room, currently used as a gym, offering additional versatile space to suit your needs. This home is priced to sell and will not be on the market for long. Early viewing is highly recommended—don't miss out on this fantastic opportunity to own a truly stunning home in a prime location!

Ground Floor Accommodation Entrance Composite door with two double glazed frosted panels leading into: Hallway UPVC double glazed full length units flanking entrance door. Stairs leading to First Floor accommodation with timber spindles and balustrade. Glazed lime stone tiled floor. Under stairs storage cupboard and central heating radiator. Doors leading off. Ground Floor W.C - 2.20m x 0.87m (7'2 x 2'10) White low flush w.c and quarter 'Belfast' sink with chrome waterfall mixer tap set into white high gloss vanity unit. 'Starlight Galaxy' granite flooring. UPVC double glazed frosted window to the side elevation and central heating radiator. Lounge - 4.23m x 4.08m (13'10 x 13'4) UPVC double glazed double doors give access to the rear elevation with matching windows to either side. Stone fireplace housing coal effect 'Living Flame' gas fire with raised hearth. Central heating radiator and wood effect laminate flooring. Kitchen - 5.64m x 3.10m (18'6 x 10'2) Range of bespoke base, wall and larder units in the farrow and ball shade 'Hague Blue' with contrasting chrome handles. These include pull-out larder unit and four 'LeMans' pull out units. Quartz work surface with matching upstand. Bespoke mirrored splash back. Integrated AEG appliances include: washing machine, dishwasher, two electric ovens, coffee machine and microwave. Central island with one and a half sink with quartz drainer and 'Quooker' tap and chrome mixer tap over. Five ring ceramic induction hob with modern chrome and glass electric extractor fan over. Integrated CDA full height fridge and full height freezer. Italian marble flooring with underfloor heating. 'Pop up' sockets, contemporary central heating radiator

and television point. UPVC double glazed doors giving access to the rear elevation with UPVC double glazed windows to either side. Dining Room - 3.54m x 2.79m (11'7 x 9'1) Engineered timber flooring. UPVC double glazed window to the front elevation and central heating radiator. First Floor Accommodation Landing Loft partially boarded with pull down aluminium ladder, storage cupboard, central heating radiator and doors leading off. Bedroom One - 3.80m x 3.73m (12'5 x 12'2) Range of fitted wardrobes. UPVC double glazed windows to the front elevation, central heating radiator and wood effect laminate flooring. Aperture leads through to Dressing Area with further fitted wardrobe. Door leading into: En-Suite - 2.24m x 1.66m (7'4 x 5'5) Walk-in open shower cubicle with tinted shower screen and fixed head chrome shower. Circular porcelain sink set into charcoal grey vanity unit with wall mounted chrome mixer tap over. Low flush w.c. The room is tiled on all walls to ceiling height with matching flooring in high gloss porcelain 'marble effect' tiling. Contemporary central heating radiator. Bedroom Two - 2.89m x 2.65m (9'5 x 8'8) Fitted double wardrobe. UPVC double glazed window to the rear elevation. Modern timber cladding to halfway point with dado rail. Central heating radiator. Bedroom Three - 4.76m x 2.48m maximums* (15'7 x 8'1 maximums*) - *including En-suite area Double fitted wardrobe. UPVC double glazed window to the rear elevation. Central heating radiator. Door leads to En-Suite Walk-in shower cubicle housing chrome fixed shower head and shower attachment. Corner wall mounted wash hand basin with chrome mixer tap over and white high gloss vanity unit beneath. UPVC double glazed frosted window to the side elevation and central heating radiator. The area is tiled to ceiling height on all walls. Electric extractor fan. Bedroom Four - 3.17m x 2.15m (10'4 x 7'0) Fitted white corner units. UPVC double glazed window to the rear elevation and central heating radiator. Bathroom - 2.23m x 1.68m (7'3 x 5'6) White suite comprising: panel bath with traditional style chrome mixer tap over with shower attachment. Pedestal wash hand basin with traditional style chrome taps over and low flush w.c. UPVC double glazed frosted window to the side elevation. The room is tiled on all walls to ceiling height and including flooring. Extractor fan and central heating radiator. Exterior Front - Enclosed to each side with perimeter fencing. Tarmac driveway providing off street parking for two vehicles and gives access to integral garage with 'up and over' door. Decorative crushed slate area with shrubs. Further block paved area providing parking for additional vehicles. Pedestrian access gate gives access down the side of the property to: Rear Fully enclosed with perimeter fencing with 'Yorkshire' stone flags and raised decking area with sunken fish pond with timber bridge across. Outside tap, outside power points, lantern and BBQ area. Garage - 5.53m x 2.49m (18'1 x 8'2) Benefitting from power and lighting. Outbuilding/Office/Gym - 5.85m x 3.45m (19'2 x 11'3) Benefitting from power points, electric wall heaters. Bi-fold double glazed timber doors and double glazed windows to the front and side elevations. Rubber roofing with lifetime guarantee.





CONTACT

148 Southgate
Pontefract
West Yorkshire
WF8 1QT

E: info@logicrealestate.co.uk
T: 01977 700595

