



4 Bed
House - Detached
located in
Pontefract

Offers In Excess Of
£375,000



Cavendish Avenue
Pontefract
WF8 2UU

SET WITHIN A HIGHLY DESIRABLE AREA, THIS OUTSTANDING HOME MUST BE VIEWED INTERNALLY TO FULLY APPRECIATE THE SPACE, QUALITY AND FINISH ON OFFER

A beautifully presented and generously proportioned family home offering accommodation over three floors, located on the popular New Hall Estate. This impressive property is one of only three homes of this particular design within the development and has been exceptionally well maintained by the current owners, who have owned this property since new and kept it to a true show home standard throughout. The home has also been enhanced by a rear extension, creating excellent living space ideal for modern family life.

The property features a modern shaker-style kitchen which opens into a spacious family room, complemented by multiple reception areas providing flexible living accommodation. Additional benefits include a utility room, downstairs W/C, well-proportioned double bedrooms, a contemporary family bathroom, en-suite to the second bedroom, an impressive main bedroom occupying the second floor with two good sized built in wardrobes/storage cupboards. Externally, the property enjoys a sunny, well landscaped garden with seating areas ideal for outdoor entertaining, along with a driveway providing off street parking and a garage for storage.

The location is particularly appealing for families, being close to well regarded primary and secondary schools, as well as offering convenient transport links to nearby centres including Wakefield, Doncaster, Leeds and London.

The accommodation briefly comprises: entrance hallway, snug/lounge, dining room, modern kitchen with open plan family area, utility room and downstairs W/C to the ground floor. To the first floor are three bedrooms, including a second bedroom with en-suite shower room, along with a modern three-piece family bathroom. The second floor is dedicated to the spacious master bedroom.

Entrance Hallway

Composite security door with opaque glazed window panels to front aspect, central heating radiator, tongue and groove panelling to part walls, built-in storage cupboard, doors leading to ground floor rooms and stairs giving access to first floor.

Snug/ Lounge

15'5" x 8'6"

UPVC double glazed bay with windows to front and side aspects, central heating radiator, wood flooring and double doors leading through into dining room.

Dining Room

14'5" x 10'10"

Two central heating radiators, feature gas fire mounted on marble hearth with tiled back and decorative 'Adams style' surround, wood flooring throughout and opening leading through into family/kitchen area.

Family Kitchen

11'2" x 21'0"

A beautiful and modern family kitchen having a range of matching high and low level 'shaker style' storage units with slate-effect work surfaces over, complementary tiling to splash prone areas, composite sink with drainer and mixer tap, five-ringed gas hob with extractor fan over, integrated dishwasher, integrated fridge and freezer, twin Neff ovens, large centre island with storage beneath and space for seating, spotlights to ceiling, wood flooring throughout, modern vertical central heating radiator and five bi-fold doors leading out onto rear garden. Family area having wood flooring, modern vertical central heating radiator, good sized seating space, built in storage cupboards with slate effect work surfaces over, wall-mounted TV point and spotlights to ceiling.

Downstairs W/C

Two piece suite comprising of low level W/C and wash hand basin with tiled splash back mounted over vanity unit, wood flooring throughout, central heating radiator and UPVC double glazed opaque window to side aspect.

Utility Space

Utility space created from garage and separated by stud wall having tiled effect vinyl flooring, cupboard concealing the ATAG boiler, range of matching high and low level 'shaker style' storage units with wood effect work surfaces over, space for large fridge-freezer, space for dryer, space and plumbing for washing machine.

First Floor Landing

Doors leading to first floor rooms, staircase giving access to second floor, central heating radiator, tongue and groove panelling to part walls and built-in storage cupboard.

Family Bathroom

9'6" x 5'7"

A modern three piece suite comprising of wash hand basin mounted over vanity unit, low level W/C with hidden cistern and panelled bath, tiled walls throughout, wood effect vinyl flooring, heated towel rail/radiator, UPVC double glazed opaque window to rear aspect and extractor.

Bedroom Two

13'9" x 9'2"

A large double bedroom having a UPVC double glazed window to rear





aspect, central heating radiator, range of built-in wardrobes and door leading into en-suite.

En-suite

A three-piece suite having a wash hand basin mounted over vanity unit, low level W/C and walk in shower cubicle with overhead shower and shower attachment, tiling to splash prone areas, central heating radiator, extractor fan, UPVC double glazed opaque window to rear aspect and wood flooring throughout.

Bedroom Three

12'10" x 8'6"

UPVC double glazed window to front aspect, central heating radiator and a built-in wardrobe/storage cupboard.

Bedroom Four

9'6" x 12'2"

UPVC double glazed window to front aspect, central heating radiator and built-in storage cupboard.

Bedroom One

19'4" x 13'9"

An expansive double bedroom having Velux windows to front and rear aspects, two expansive storage cupboards within eaves, central heating radiator and wall-mounted TV point.

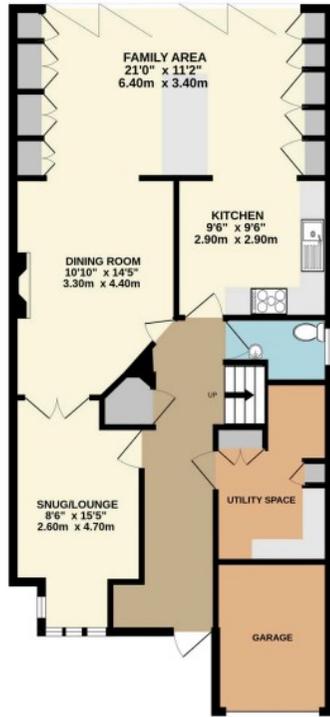
Outside

To the front of the property is an expansive block paved driveway providing parking for multiple vehicles and Indian stone pathways down each side of the property to the rear. The rear garden is of a good size and beautifully presented throughout. The garden is tiered in levels with a low level Indian stone patio seating area, steps up to a faux lawn and second Indian stone patio area leading to the large composite decking space. To the decking space there is a covered timber pergola with bar area, multiple seating and timber fencing to all boundaries.

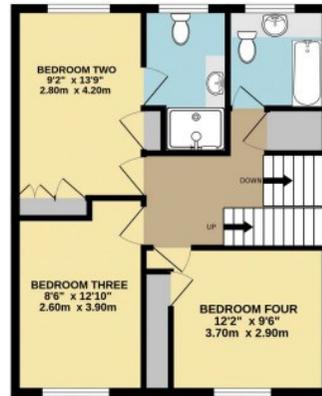
Property Particulars D1



GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



LOFT/SECOND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 1811 sq.ft. (168.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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