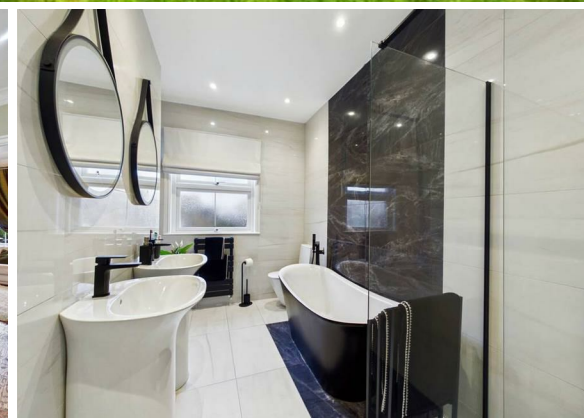




4 Bed
House - Detached
located in Pontefract

Offers Over £750,000



The Mount
Pontefract
WF8 1ND

- Detached Period Home
 - Highly Sought After Residential Location
 - Secure Gated Entrance
 - Period Features Throughout
 - Four/Five Bedrooms
 - Ideal Family Home
 - Ample Living Space Throughout
 - Quiet Residential Area
 - Close to Local Amenities and Public Transport
 - Internal Viewing Highly Recommended
- **LOGIC EXCLUSIVE**BEAUTIFUL CHARACTER PROPERTY**SECURE GATED ENTRANCE**LARGE DRIVEWAY**PRIVATE GARDEN****



4



3



4



D



Hallway

5'11" x 13'11"

Access to the cellar, lounge and the kitchen diner. Karndean flooring. Central heated radiator.

Lounge

12'4" x 13'11"

Feature fire surround with hearth and an electric fire. Carpeted throughout. Timber sliding sash window to the front.

Kitchen

12'8" x 14'12"

An extensive range of high and low level kitchen units in cream shaker style with kitchen island, complimentary granite worktops and splashback. Integrated appliances include two induction hobs, two ovens and extractor hood over. Space for an American style fridge/freezer. Farmhouse style sink with tap. Twin Velux double glazed skylights. Access to utility room and the boot room. Tiled flooring.

Dining Room

17'10" x 15'5"

Feature brick built fire surround with solid wood mantle with a contemporary style log burner. Karndean flooring. Central heated radiator. Glass block windows to the rear aspect. Archways leading to the living room, kitchen and hallway.

Living Room

12'5" x 13'10"

Karndean flooring. Two central heated radiators. Timber sliding sash window to the front of the property.

Utility Room

9'1" x 7'3"

Range of high and low level units. Option to reconnect plumbing for washing machine and dishwasher. Sink with drainer and chrome mixer tap over. Tiled flooring. Timber double glazed frosted window to the side of the property.

Boot Room

9'2" x 7'4"

Access to the shower room. Door leading to the front of the property. Tiled flooring. Central heated radiator. Timber double glazed window to the side elevation.

Shower Room

9'2" x 3'10"

White suite comprising of shower cubicle with electric shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Tiled flooring. Central heated radiator. Timber double glazed frosted window to the side elevation.

Hallway

10'2" x 5'8"

Access to downstairs WC, garage and the stairs leading to the third bedroom. Carpeted throughout.

WC

6'8" x 3'10"

WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator.

Garage

13'2" x 15'9"

Double garage with space for two cars. With timber double garage doors and a pedestrian door to the front. Accessible from the hallway.



The Mount, Pontefract, WF8 1ND

Landing

3'2" x 2'11"

Access to all four rooms and the bathroom. Carpeted throughout.

Main Bedroom

12'6" x 13'12"

Access to the en suite. Carpeted throughout. Timber sliding sash window to the front.

En Suite

8'11" x 6'2"

White suite comprising of wash hand basin with chrome mixer tap set in vanity unit. WC with low level flush. Shower cubicle with electric shower. Tiled flooring and part tiled walls. Spotlights to the ceiling. Central heated chrome towel rail. Double glazed skylight to the rear elevation. Access to storage cupboard/vanity room.

Bedroom Two

11'6" x 15'11"

Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear. Access to the main bathroom.

Bedroom Three

13'2" x 23'4"

Accessible via the ground floor hallway. Carpeted throughout. Central heated radiator. Double glazed skylights to both the front and rear elevation.

Bedroom Four

12'7" x 13'11"

Built in wardrobes and storage cupboard. Carpeted throughout. Central heated radiator. Timber sliding sash window to the front.

Office / Bedroom Five

5'11" x 6'4"

Currently used as an at home office but has potential to be a fifth bedroom. Carpeted throughout. Central heated radiator. Timber sliding sash window to the front elevation.

Bathroom

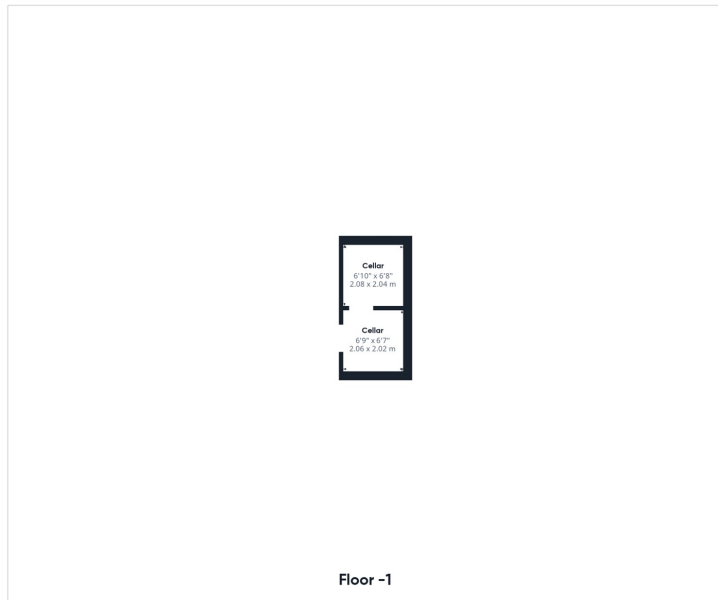
6'2" x 12'6"

White suite briefly comprising of Romeo and Juliette style sinks with mixer taps over. WC with low level flush. Free standing bath with mixer tap with shower attachment. Corner shower cubicle with mains feed shower and waterfall attachment over. Full height wall tiling. Tiled flooring with under floor heating. Central heated towel rail. UPVC double glazed frosted window to the rear aspect.

External

The property features : electric gates with intercom system and WiFi cameras around the house.





Approximate total area⁽¹⁾
 2468 ft²
 229.3 m²

Reduced headroom
 102 ft²
 9.5 m²



(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
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		
	66	77
EU Directive		

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