

Park Row

The proactive estate agent



Chatsworth Avenue, Pontefract, WF8 2UP

£390,000



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Lead In

A stunning four-bedroom detached family home, ideally positioned on a popular cul-de-sac within the sought-after New Hall estate in Pontefract.

Having been owned from new by the current owners, this beautiful home has been lovingly maintained and thoughtfully updated throughout, creating an immaculately presented property that is ready to move straight into.

The accommodation briefly comprises an entrance hall, spacious lounge, separate dining room, spacious kitchen, integral garage and downstairs WC. To the first floor are four good-sized bedrooms, with bedroom one benefiting from an en-suite shower room, together with a family bathroom.

Externally, the property continues to impress, boasting beautifully landscaped rear gardens providing an attractive and private outdoor space, together with ample off-street parking to the front.

The location is particularly well placed for families, being within close proximity to good primary schools, a local park and a range of local shops. The property is also ideally positioned for commuters, with easy access to the local motorway network and nearby railway station, whilst Pontefract town centre is also within easy reach, offering a wider range of shops, amenities, bars and restaurants.

A superb family home in a desirable location, offering excellent accommodation, quality presentation and attractive gardens throughout. Early viewing is highly recommended to fully appreciate what this fantastic property has to offer.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions	
92-100% A			82-91% A	
82-91% B			69-81% B	
69-81% C			55-68% C	
55-68% D			43-54% D	
43-54% E			32-42% E	
32-42% F			21-31% F	
21-31% G			1-20% G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	England & Wales	
				



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