

Park Row



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.

Entrance Hall

20'5" x 8'2" (6.22 x 2.48)

Access to the living room, dining room, kitchen, WC, garage and the stairs leading to the first floor. Wood effect flooring. Central heated radiator.

Living Room

18'2" x 10'10" (5.54 x 3.29)

Feature fire with hearth and surround. Access to the dining

room. Carpeted throughout. Central heated radiator. UPVC double glazed bay window to the front elevation.

Dining Room

11'9" x 8'11" (3.58 x 2.71)

UPVC double glazed French doors leading to the rear garden. Wood effect flooring. Central heated radiator.

Kitchen

12'9" x 15'3" (3.89 x 4.64)

A modern range of high and low level kitchen units in shaker style. Integrated appliances including double oven, hob, extractor hood, microwave, fridge, freezer and dishwasher. One and half bowl sink with drainer and chrome mixer tap. UPVC double glazed door giving access to the rear garden. Tiled effect flooring. Central heated radiator. UPVC double glazed windows to the rear elevations.

WC

3'3" x 6'10" (0.98 x 2.08)

WC with low level flush. Wash hand basin with chrome taps. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the side aspect.

Garage

18'1" x 8'2" (5.52 x 2.50)

Landing

6'7" x 9'8" (2.01 x 2.95)

Access to all four bedrooms, the house bathroom and storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed frosted window to the side aspect.

Bedroom One

14'1" x 15'3" (4.28 x 4.64)

Access to en suite. Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front elevation.

En Suite

5'5" x 8'9" (1.66 x 2.67)

Modern white suite comprising of shower cubicle with mains feed shower. WC with low level flush. Wash hand basin with chrome taps. Extractor fan. Partly tiled walls. Tiled effect flooring. Central heated towel rail. UPVC double glazed frosted window to the front elevation.

Bedroom Two

12'9" x 8'7" (3.89 x 2.61)

Access to shower room. Fitted wardrobes. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

Shower Room

6'2" x 3'10" (1.87 x 1.17)

A white suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome taps. Extractor fan. Partly tiled walls. Wood effect flooring. Central heated towel rail. UPVC double glazed frosted window to the side aspect.

Bedroom Three

9'9" x 8'8" (2.97 x 2.64)

Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Four

9'9" x 6'8" (2.96 x 2.02)

Carpeted throughout. Central heated radiator UPVC double glazed window to the rear elevation.

Bathroom

5'3" x 8'8" (1.60 x 2.64)

White suite comprising of panel bath with chrome taps and shower attachment. WC with low level flush. Wash hand basin with chrome taps. Extractor fan. Partly tiled walls. Carpeted throughout. Central heated radiator. UPVC double glazed frosted window to the side aspect.

External

Occupying an attractive position, this detached family home is approached via a generous block-paved driveway providing ample off-road parking and access to the integral garage. The property presents an appealing traditional façade, complemented by established hedging.

To the rear is a beautifully maintained and established garden, providing an excellent outdoor space for both relaxing and entertaining. A generous paved patio offers plenty of room for outdoor seating and dining, opening onto a well-kept lawn framed by an impressive variety of mature trees, shrubs and colourful planted borders.

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and



subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWING'S

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOUR'S

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

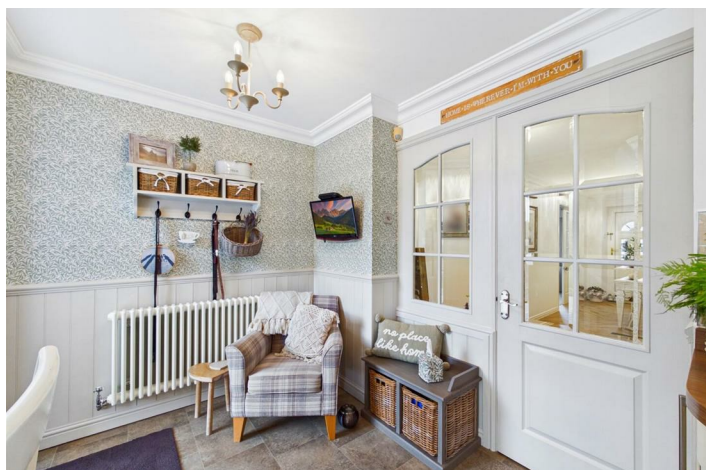
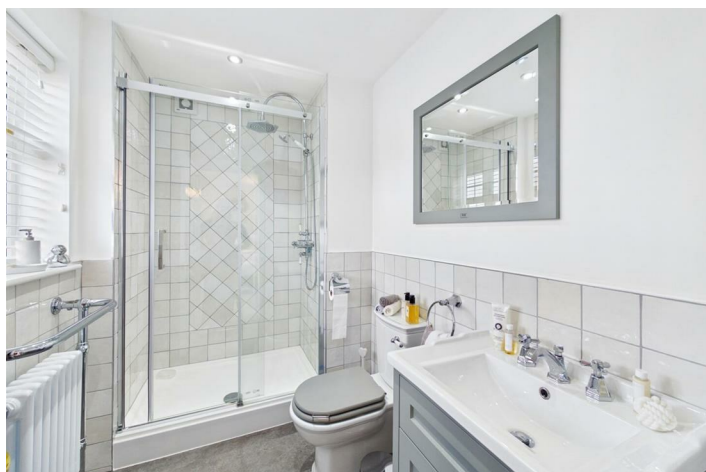
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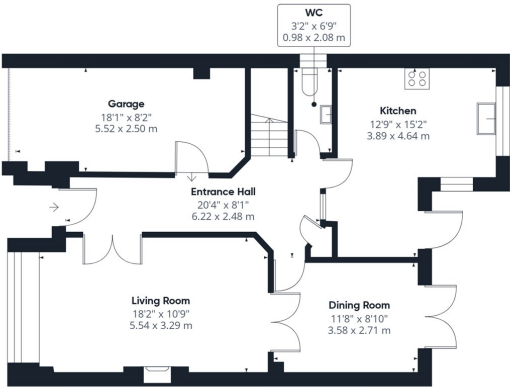
UTILITIES BROADBAND & MOBILE COVERAGE

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

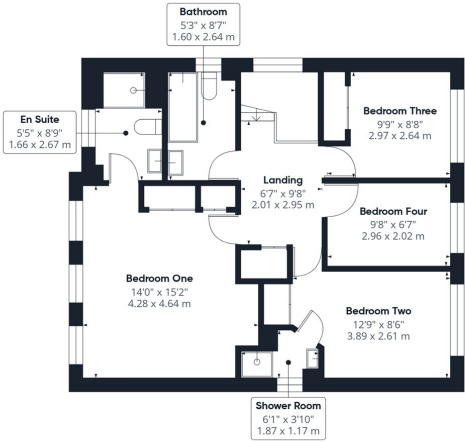
TENURE AND COUNCIL TAX BANDING

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.





Floor 0



Floor 1

Approximate total area⁽¹⁾
1408 ft²
130.8 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

T 01977 791133
W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB
pontefract@parkrow.co.uk

