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 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*.

Wakefield office 01924 291294,
 Pontefract & Castleford office 01977 798844
 Ossett & Horbury offices 01924 266555
 and Normanton office 01924 899870.
 Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



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8 Edward Mews, Pontefract, WF8 4SR

For Sale Freehold £265,000

beautifully presented three bedroom semi detached home, superbly positioned on the highly sought after Princes Park development, directly opposite Pontefract Racecourse and within easy reach of Pontefract town centre.

The accommodation briefly comprises a welcoming entrance hall giving access to the open plan dining kitchen, fitted with modern wall and base units and a range of integrated appliances. The ground floor continues with a light and spacious lounge, downstairs w.c., and a separate utility room. To the first floor, the landing leads to three well proportioned bedrooms, including a principal bedroom with en suite shower room, all served by a contemporary family bathroom. Externally, the property offers a double driveway providing off road parking for two vehicles and a lawned front garden. To the rear is a fully enclosed garden, laid mainly to lawn with a paved patio area, all enclosed by timber fencing, perfect for families and outdoor entertaining.

Pontefract is ideally suited to a wide variety of buyers, offering excellent local amenities, well regarded schools, and superb transport links. The M62 motorway is only a short drive away, and Pontefract Tanshelf train station is within walking distance, making commuting simple and convenient.

An internal inspection is essential to appreciate the quality and presentation of this outstanding home, and early viewing is strongly advised.

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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door with UPVC double glazed frosted side panel. Fully porcelain tiled flooring, central heating radiator, double door cloaks cupboard and a door leads into the open plan kitchen/dining room.

OPEN PLAN DINING KITCHEN

16'4" [max] x 8'6" [min] x 13'8" [4.98m [max] x 2.61m [min] x 4.17m] A range of wall and base units with laminate worksurface and matching upstand, 1.5 stainless steel sink and drainer with chrome swan neck mixer tap, integrated full size dishwasher, integrated oven and grill with integrated microwave above, integrated fridge and separate freezer, four ring glass hob with glass splashback and cupboard over, rectangular bow window overlooking the front aspect, porcelain tiled flooring, inset spotlights and downlights under the wall units. A single door leads to the downstairs w.c. Staircase with handrail to the first floor. Open access to the rear living room. Central heating radiator.



W.C

7'7" x 5'1" [2.33m x 1.56m]

Inset ceiling spotlights, ceiling extractor fan, low flush w.c. with concealed cistern, wall mounted wash basin with mixer tap, part tiled walls and central heating radiator.

LOUNGE

16'6" x 10'7" [5.03m x 3.25m]

Two central heating radiators, feature timber cladded wall, fully porcelain tiled flooring and UPVC double glazed bi-folding doors leading into the landscaped rear garden.



UTILITY ROOM

plumbing and drainage for a washing machine, laminate work surface over, fixed shelving, lighting and fully porcelain tiled floor.

FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation, central heating radiator, loft access, and doors leading to the three

bedrooms, modern house bathroom, and boiler cupboard positioned over the bulk of the staircase.

BEDROOM ONE

9'0" [min] x 12'8" [max] x 12'0" [2.75m [min] x 3.88m [max] x 3.67m] UPVC double-glazed window to the rear elevation, central heating radiator and double fitted wardrobe with sliding doors. Door leads to the en-suite shower room.



EN SUITE SHOWER ROOM/W.C.

7'6" x 4'6" [2.30m x 1.39m]

Three piece suite including low flush w.c., wall mounted wash basin set into laminate worktop with high gloss vanity drawer beneath and mixer tap. Enclosed walk in shower cubicle with solid shower screen, mixer shower with rainfall head and handheld attachment. Chrome ladder style towel radiator, inset ceiling spotlights and extractor fan.



BEDROOM TWO

13'7" [max] x 10'1" [min] x 9'0" [4.16m [max] x 3.09m [min] x 2.76m]

UPVC double glazed window overlooking the front elevation, central heating radiator, laminate flooring and freestanding triple wardrobe with sliding doors.

BEDROOM THREE

7'1" x 9'3" [2.16m x 2.84m]

Currently used as a dressing room with shelving and wardrobe rails. UPVC double glazed window to the front elevation and central heating radiator.

HOUSE BATHROOM/W.C.

7'1" x 6'11" [2.17m x 2.11m]

Three piece suite consisting of low flush w.c. with concealed cistern, wash basin set into laminate worktop with high gloss floating drawer beneath, double-ended panel bath with mixer tap, pull out handheld

shower, and rainfall shower overhead with glass screen. Chrome ladder style radiator, part tiled walls, UPVC double glazed frosted window, shaving socket, inset spotlights and extractor fan.



OUTSIDE

To the front is an attractive lawned garden and a double length tandem driveway provides off road parking for two vehicles and a timber gate leads to the rear garden. To the rear is a paved patio area outside the bi-folding doors, raised planted borders retained with railway sleepers, attractive lawned garden and timber shed.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.