



Chatsworth Avenue, Pontefract WF8 2UP

welcome to

Chatsworth Avenue, Pontefract

Offered for sale is this beautifully presented four bedroom detached family home, tucked away within a small cul-de-sac on this highly sought-after modern development in Pontefract. Spacious and well maintained throughout, this attractive home is perfect for growing families looking for versatile living accommodation in a convenient location.

The accommodation briefly comprises a welcoming entrance hall, downstairs W.C., internal access to the garage, a generous lounge, separate dining room and a fitted kitchen. To the first floor are four well-proportioned bedrooms, with two benefiting from ensuite facilities, together with a modern family bathroom.

Externally, the property enjoys excellent kerb appeal with a block paved driveway leading to an attached garage, providing ample off-road parking. To the rear is an outstanding private garden, offering a fantastic space for outdoor dining, entertaining and family enjoyment.

Ideally positioned close to a range of local amenities, shops and leisure facilities, the property is also within easy reach of well-regarded schools and Pontefract College. Excellent road and rail links are nearby, making this an ideal choice for commuters travelling throughout the region.

Early viewing is highly recommended to fully appreciate the size, presentation and desirable location this fantastic family home has to offer.





Agents Note

Entrance Hallway

Living Room

18' 8" x 9' 10" (5.69m x 3.00m)

Kitchen

15' 4" x 12' 10" (4.67m x 3.91m)

Dining Room

11' 10" x 8' 11" (3.61m x 2.72m)

Downstairs Wc

Landing

Bedroom One

15' 4" x 12' 2" (4.67m x 3.71m)

En-Suite

Bedroom Two

10' 7" x 8' 7" (3.23m x 2.62m)

En-Suite

Bedroom Three

8' 9" x 8' 2" (2.67m x 2.49m)

Bedroom Four

9' 10" x 6' 8" (3.00m x 2.03m)

Bathroom

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- Four Bedroom executive Detached
- Extremely Presented
- Densities To Bedroom One & Two
- Cull-De Sac Position
- Landscaped Rear Garden

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

£390,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON120168



Property Ref:
PON120168 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



williamhbrown.co.uk