4 Bed

House - Detached

located in

Pontefract

Offers Over £290,000

enfields

Hinton Close
Pontefract
WF8 2UQ

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IDEAL FAMILY HOMEWALKING DISTANCE TO A HIGHLY REGARDED PRIMARY SCHOOL**IDEALLY PLACED FOR COMMUTERS WITH EASY ACCESS TO THE LOCAL RAIL AND MOTORWAY NETWORKS**NO UPWARD CHAIN**

This beautifully presented four-bedroom detached home, ideally situated close to local amenities and reputable schools, offers an excellent opportunity for first-time buyers, families, and investors alike.

To the ground floor you are greeted by the entrance hall which gives you access to the large living room and downstairs WC. From the living room you have door access to the kitchen/dining room. Integrally, there is a double garage, perfect for storage or parking. The property enjoys Hive Home heating control system as well as a new boiler with 5yr warranty as of 2024.

To the first floor, the landing gives you access to all four bedrooms and the family bathroom.

The property boasts an attractive exterior with a neatly maintained front yard and driveway leading to an integral garage, providing ample off-street parking. To the rear, a private enclosed garden offers a perfect space for outdoor entertaining, relaxation, or family activities.

Hallway
Carpeted throughout. Access to the living room..

WC
Stainless steel taps over wash hand basin and toilet.

Living Room
Carpeted throughout. A feature fire surround with a marble effect inset and hearth housing a living flame effect electric fire. Central heated radiator. UPVC windows looking to the front of the property. Access to the kitchen/dining room.

Kitchen/Dining Room
Laminate flooring. UPVC windows looking to the rear garden. Central heated radiators throughout. Range of high and low level base units. Stainless steel taps with double sink and drainer. Integrated cooker. Option to reconnect plumbing for a washer or dishwasher if desired.

Landing
Carpeted throughout. Access to bedrooms and main bathroom.

Bedroom Two
Carpeted throughout. UPVC windows looking to the rear. Central heated radiators. Built in storage cupboard.

Bedroom Three
Carpeted throughout. UPVC windows looking to the rear of the property. Central heated radiators.

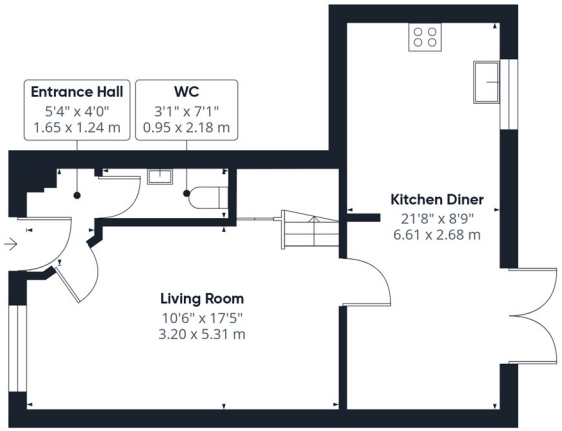
Bathroom
Digital shower in master bathroom. Laminate flooring. Extractor fan. Mixer tap over wash hand basin with storage cupboard below. Bath with stainless taps and shower. UPVC frosted windows looking to he side of the property.

Bathroom Four
Carpeted throughout. Central heated radiators. UPVC windows looking to the front of the property.

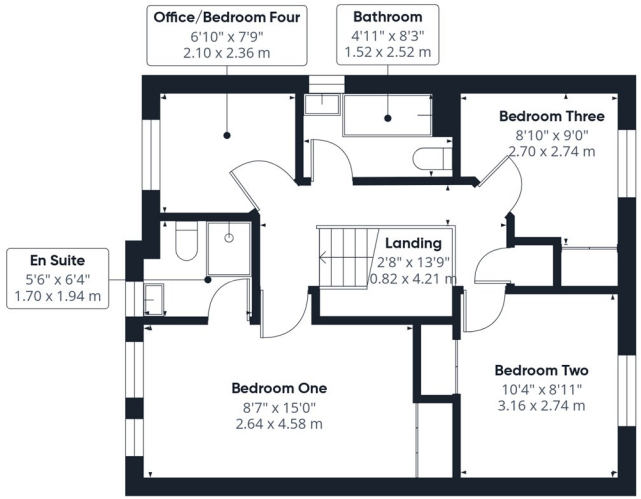
Main Bedroom
Carpeted throughout. Central heated radiators. UPVC windows looking to the front of the property. Built in wardrobes. Access to the en suite.

En Suite
Laminate flooring. Mixer tap over wash hand basin with storage below. Frosted UPVC window looking to the front of the property. Corner shower.

Garage
Integral double Garage.



Floor 0



Floor 1

Approximate total area(1)

941 ft²

87.1 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.

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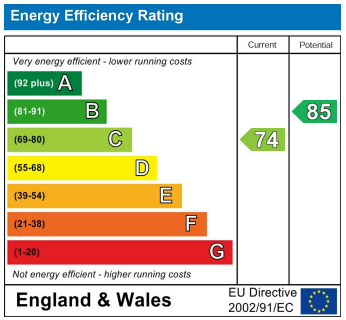

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