

HUNTERS®

HERE TO GET *you* THERE

11 Chequerfield Lane, Pontefract, WF8 2TG

£300,000

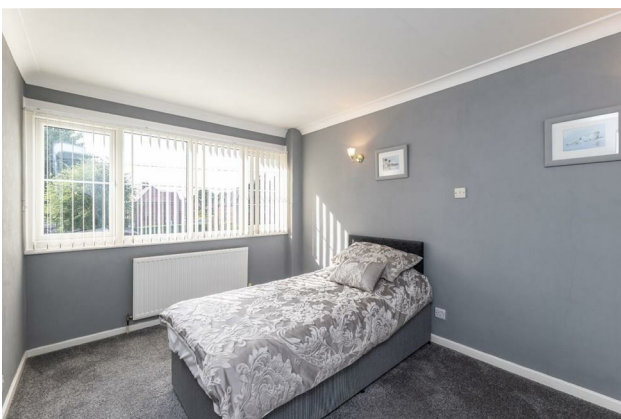
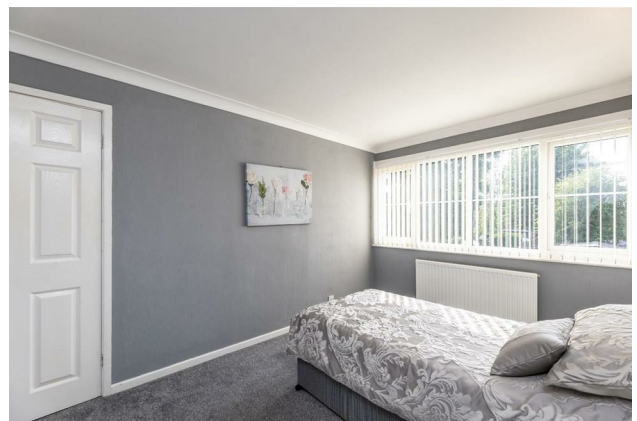
Property Images



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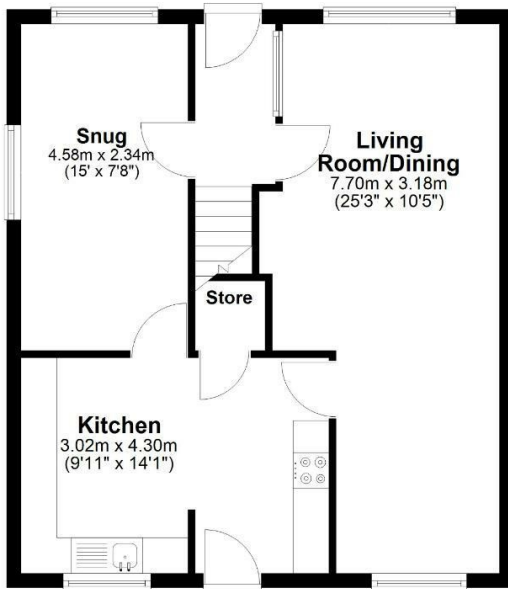
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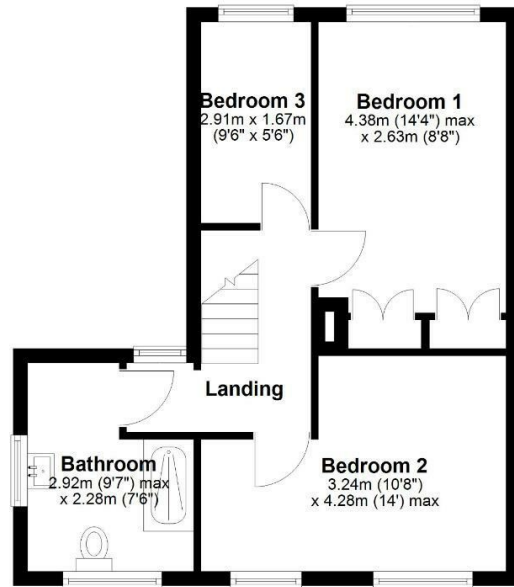
Ground Floor

Approx. 51.6 sq. metres (555.1 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.5 sq. feet)

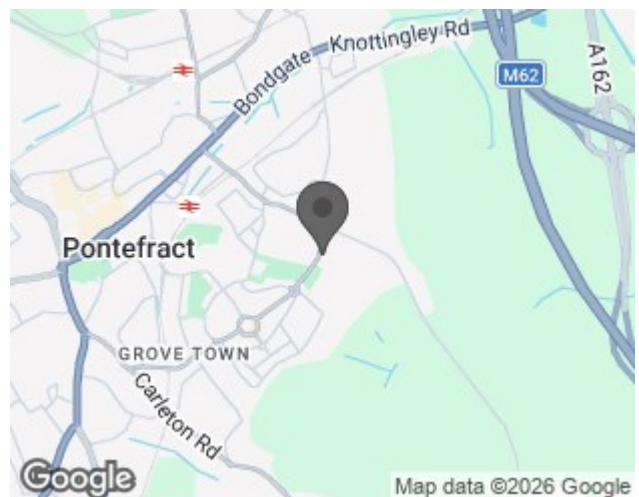


Total area: approx. 90.9 sq. metres (978.6 sq. feet)

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Map



Details

Type: House - Detached Beds: 3 Bathrooms: 1 Receptions: 2
Tenure: Freehold

HUNTERS are delighted to introduce to the sales market this beautifully presented, three-bedroom detached family home, situated in a highly sought-after residential area close to Pontefract town centre. Briefly comprising; entrance hallway, kitchen diner, living room, snug, 3 bedrooms and family bathroom viewing is essential to appreciate the space and style of property we have on offer.

THE SETTING:

Chequerfield Lane is located in a popular area just a few minutes from Pontefract town centre where there is access to lots of amenities including schools, supermarkets, shops, bars and eateries. The Fraser Plus Designer Outlet and Pontefract Racecourse are also within easy reach. This property is ideally located for transport with the A1 and M62 being very easily accessed as well as public transport routes. This home is set on an expansive corner plot and has been maintained immaculately.

THE PROPERTY:

Upon entry you are greeted with a bright and airy entrance hall with access to the living room and the snug. To the right is a vibrant snug with two large windows which allow lots of natural sunlight in, this would make a perfect space to work from home or a great children's playroom. To the left is a warm and spacious through lounge diner which spans the full width of the property. Decorated in modern neutral tones with dual aspect windows this is the perfect place to relax after a long day! The current owners have their dining table in the kitchen diner but there is ample space for a dining table in the lounge diner as well for those that wish to. The kitchen diner is a great size for family cooking and entertaining. Featuring a range of high-quality shaker style white base and wall units, chrome handles, complimentary laminate worktops, space for a Range style freestanding cooker and space for a washing machine this kitchen really does have it all and is spacious enough to accommodate a dining table with room to spare.

To the first floor a spacious landing provides access to all rooms. The master bedroom has ample space for furniture and the second bedroom is also a comfortable double. The third bedroom is a good sized single but would also make a great home office. The recently fitted house bathroom is stunning, with a large double walk in shower, hand wash basin housed within a matt grey cabinet excellent for storage with ornate frosted window above, wc and complimentary floor to ceiling shower panelling in a modest marble effect.

OUTSIDE SPACE:

As with the rest of the property externally this family home has a lot to offer. To the front of the property is a beautifully manicured front garden with lawn area and low wall surrounding it. To the side and rear are further enclosed private gardens and patio areas so a future buyer can capture the sun during all parts of the day. A private driveway and a detached garage complete the outside space this property has.

In summary this property makes the perfect family home, the location is great, the condition internally means that once you move your belongings in on completion day you can start to immediately enjoy living there. Early viewing is highly recommended, call us today to arrange a convenient time.

Features

- STUNNING THROUGHOUT • SPACIOUS CORNER PLOT • 2 RECEPTION ROOMS • 3 GOOD SIZED BEDROOMS • IDEAL FAMILY HOME • DETACHED GARAGE • VIEWING ESSENTIAL • FREEHOLD • COUNCIL TAX BAND D • EPC RATING TBC