

# HUNTERS®

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**34 Northfield Drive, Pontefract, WF8 2DJ**

**£220,000**

**Property Images**



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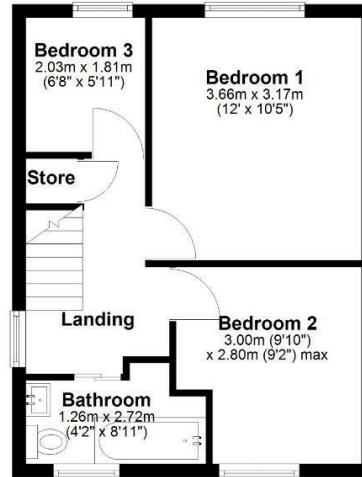
### Ground Floor

Approx. 42.4 sq. metres (456.5 sq. feet)



### First Floor

Approx. 34.2 sq. metres (368.0 sq. feet)



Total area: approx. 76.6 sq. metres (824.5 sq. feet)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		66	
(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 - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1  
Tenure: Freehold

## THE SETTING:

Pontefract is the home of many things but the Racecourse and Haribo are my favourites! One of the main things that makes Pontefract such a great place to live is that it is a small town with a great community and lots going on but also you're only a stones throw in any direction away from neighbouring countryside. This property is located in a great spot in Pontefract, for commuters the links on the A1 and M62 are very easily accessible, for sports lovers there is the newly renovated Pontefract Collieries Stadium and also the Pontefract Rugby Union club and for schools there are excellent primary and high schools within easy reach. Amenities wise the centre boasts an array of shops, bars, eateries and supermarkets and the nearby bus/train stations serve all of the neighbouring towns and cities.

## THE PROPERTY:

This property really does have the WOW factor and from the moment you walk in you feel immediately at home. Thoroughly renovated throughout there has been no expense spared to create a beautiful family home. As you enter you're greeted with an entrance hallway with ample space to store coats, shoes and bags. To the rear of the property is my favourite part of this property, the dining kitchen. Featuring a range of quality base, wall and larder units with cream shaker style doors and complimentary brushed brass handles, quartz white worktops, double Belfast style sink, induction hob with extractor, double oven with built in microwave. integral dishwasher and finally the kitchen peninsula perfect for enjoying a morning coffee or evening meal. Off the kitchen is a spacious conservatory which I think would be a great place to work from home, but could also be a childrens playroom or formal dining room. The living room is accessed via double sliding doors creating a space that can be open plan or closed off for cosy film nights.

Upstairs are 3 bedrooms, the master has ample space for a double bed, bedside tables and wardrobes. The second bedroom is currently used as a nursery but is also a generous sized bedroom. The third bedroom is a single room ideal for working from home or could be used as a spacious walk in wardrobe. Continuing the theme of this stunning home the family bathroom is extremely stylish with a white 3 piece suite and complimentary brushed brass fittings, the wc and basin are housed within a high gloss vanity unit ideal for storage and completing the bathroom are floor to ceiling tiles in modern marble effect.

## OUTSIDE SPACE:

To the front of the property is a garden which could be used as further parking. A driveway for several vehicles is to the front and side of the house and to the rear is an enclosed patio area accessed via the conservatory and further area on a higher level with artificial turf perfect for children to play.

In summary this property really is one you could get your keys for on completion day, move your furniture in and almost immediately just start enjoying living there! Viewing is absolutely essential to appreciate the space and style of property on offer. Call us to arrange your viewing today!

HUNTERS are delighted to introduce to the market this beautiful semi detached home situated in the sought after town of Pontefract. Close to amenities and schools this property has been through a thorough renovation by the current owners and makes the perfect family home. Briefly comprising; entrance hall, living room, kitchen diner, conservatory, 3 bedrooms and family bathroom this property needs to be viewed to be appreciated.

## Features

- Great Location • Close to amenities • Perfect family home • Beautiful throughout • Great layout • Driveway for multiple vehicles • Large gardens • EPC rating D • Council tax band B • Freehold



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