



Caxton Gardens, Pontefract WF8 1TQ

welcome to

Caxton Gardens, Pontefract

Offered for sale is this beautifully presented three-bedroom link-detached home, tucked away in a pleasant cul-de-sac. Boasting a sun room, en-suite, garage, driveway and landscaped garden, it is close to schools, amenities and transport links, making it ideal for families and commuters.



Offered for sale is this beautifully presented three-bedroom link-detached home, tucked away in the corner of a pleasant cul-de-sac and offering spacious, move-in-ready accommodation throughout. Finished to a high standard with tasteful décor, the property is ideal for families and commuters alike.

The accommodation briefly comprises a bright and spacious lounge, separate dining room, fitted kitchen, utility room, downstairs WC and a fabulous sun room creating additional living space overlooking the garden. To the first floor are three well-proportioned bedrooms, with the master bedroom benefiting from en-suite facilities, together with a contemporary shower room.

Externally, the property enjoys a large block-paved driveway providing ample off-street parking, a garage and solar panels to the rear. The landscaped private rear garden offers an excellent space for relaxing, entertaining and enjoying the outdoors.

Ideally situated close to a range of local amenities, supermarkets, and leisure facilities, the property is also well placed for highly regarded primary and secondary schools. Excellent road and rail links are within easy reach, making commuting to surrounding towns and cities straightforward.

This truly is a lovely family home offering style, space and convenience in equal measure, and early viewing is highly recommended.

Agents Note

Lounge

14' 6" x 11' 9" (4.42m x 3.58m)

Kitchen

10' x 8' 11" (3.05m x 2.72m)

Utility Room

5' 6" x 4' 11" (1.68m x 1.50m)

Wc

Dining Room

9' x 8' 4" (2.74m x 2.54m)

Conservatory

11' 11" x 10' (3.63m x 3.05m)

Landing

Bedroom One

10' 6" x 8' 8" (3.20m x 2.64m)

En-Suite

Bedroom Two

8' 9" x 8' 8" (2.67m x 2.64m)

Bedroom Three

7' 2" x 6' 2" (2.18m x 1.88m)

Shower Room

Garage

16' 6" x 9' 3" (5.03m x 2.82m)



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welcome to Caxton Gardens

- Three Bedroom Linked Detached
- Beautiful Sun Room
- Solar Panels
- Down Stairs W/c
- Landscaped Rear Garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON120154 - 0003

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