

# MOVE MAKER

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**18 Northcroft Avenue** 

Offers In Region Of £295,000

South Elmsall, Pontefract, , WF9 2UW

## **Property Features**

- Beautifully presented
  Detached Bungalow
- Hallway
- Lounge
- Kitchen with integrated appliances
- Bathroom
- Landscaped gardens front & rear
- Detached Garage
- Outbuilding

## **Full Description**

#### **FRONT**

A well presented and landscaped front lawn having low maintenance borders with mature trees/shrubs. A low maintenance driveway with paved pathway lead down the side of the property

#### **HALLWAY**

A white contemporary composite door with glazed insert leads into the hallway from the side elevation.

Decorated in neutral shades with coving to the ceiling and grey wood effect laminate flooring. Radiator with digital thermostat. 4 square downlights to the ceiling. Access to the insulation loft area.

#### LOUNGE

12'0" x 11'03" (3.66m x 3.43m)

Square bay window with integrated roller blinds and radiator with digital thermostatic valve. Integrated multi colour ceiling lights and cinema speakers. Optima 4k resolution projector and screen.

Grey laminate flooring.



#### KITCHEN

12' 09" x 11' 03" (3.89m x 3.43m)

In neutral shades with coving to the ceiling. Having an ample range of white gloss base and wall units with chop board work surfaces, under unit lighting and decorative tiles to the splash backs. Integrated washer, dish washer and fridge freezer. Built in AEG electric fan oven and grill with an AEG microwave above. Induction ceramic hob with extractor above. Black composite sink and drainer with mixer tap. Feature grey radiator with digital thermostatic valve. Spotlights to the ceiling along with a black mesh light fitting. Grey wood effect laminate flooring. French doors opening out to the rear with fitted white blinds.

ADDITIONAL PHOTO



15' 08" x 10' 01" (4.78m x 3.07m)

A front facing room with square bay window and roller blinds. Radiator with digital thermostatic valve. Built in wardrobes to two walls with sliding doors.

ADDITIONAL PHOTO



#### **BEDROOM TWO**

11' 06" x 9' 09" (3.51m x 2.97m)

Window facing out to the side of the property having white roller blinds. Neutral decor with coving to the ceiling. Radiator with digital thermostatic valve.

#### **BEDROOM THREE**

9' 04" x 9' 02" (2.84m x 2.79m)

Decorated in pastel shades and having coving to the ceiling. White roller blind. Radiator with digital thermostatic valve.

#### **BATHROOM**

5' 10" x 5' 09" (1.78m x 1.75m)

Being tiled to the walls and floor. Having a three piece suite in white comprising bath with central mixer tap, thermostatic rainfall shower with hand held mixer and shower side screen, wash basin and mixer tap with vanity unit below and a dual flush wc. Extractor fan. 4 spotlights to the ceiling. Gun metal grey radiator.

### REAR

A beautiful fully enclosed landscaped rear garden. Mainly to lawn with mature trees and shrubs to the borders. Upvc decking along the rear of the property providing a great space for outdoor living. Grey indian stone flags to the front and along the side of the garage.

REAR







#### **GARAGE**

19' 8" x 9' 2" (6m x 2.80m)

Brick built detached single garage with a pitched roof and grey cladding. There is a power plus lift door and additional storage space in the eaves.

#### OUTBUILDING

19' 8" x 16' 4" (6m x 5m)

Kings pan Quadcore panelled outbuilding with a composite door and light and power.



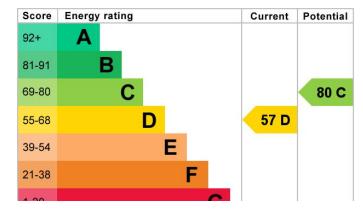
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#### 18 Northcroft Avenue

(0 )		Alt.
Bathroom	3.2 m <sup>2</sup>	
Bedroom 1	15.7 m <sup>2</sup>	
Bedroom 2	10.0 m <sup>2</sup>	74.0 m <sup>2</sup>
Bedroom 3	8.5 m <sup>2</sup>	
Hall	9.4 m <sup>2</sup>	
Kitchen	13.4 m <sup>2</sup>	No.
Living room	13.7 m <sup>2</sup>	P.











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