



# MOVE MAKER

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**63 Caddon Avenue**

South Elmsall, Pontefract, , WF9 2WJ

**Offers In Region Of £310,000**

## Property Features

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- Detached House
- Lounge with open staircase
- Beautiful kitchen/Diner with high gloss units
- Fully tiled downstairs cloaks/wc
- Three further bedrooms
- Family Bathroom
- Garage conversion suitable for playroom/5th bedroom etc
- Parking for 4 cars

## Full Description

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### FRONT

Open plan low maintenance front garden allowing parking for up to 4 cars. Timber gate to the rear garden.

### ENTRANCE

A composite door leads into the property. Decorative grey/white tiles to the floor. Double panel vertical radiator.



### LOUNGE

16' 7" x 13' 5" (5.05m x 4.09m)

Decorated in neutral shades with feature wall. Oak staircase with glass panels and oak handrail. Radiator.

### GARAGE CONVERSION/PLAYROOM/5TH BEDROOM

16' 4" x 7' 11" (4.98m x 2.41m)

In neutral shades and having grey wood effect laminate flooring. Radiator.





#### KITCHEN

20' 5" x 9' 2" (6.22m x 2.79m)

A stunning kitchen with a great range of white gloss units and work surfaces incorporating a granite drainer, double sink and an instant boiling water tap. Built in fridge freezer and dishwasher. Purchase of washer optional. Built in oven and ceramic hob. Interior unit lighting and chrome spotlights to the ceiling. Two white vertical radiators with mirrors. Acoustic wall panelling to the dining area. French doors and a half glazed door lead out to the rear garden. Grey herringbone LVT flooring.



#### CLOAKROOM

5' 0" x 3' 9" (1.52m x 1.14m)

Having a low level dual flush wc and a white marble topped vanity unit with freestanding wash basin and mixer tap. Small vertical radiator. Grey herringbone LVT flooring and large grey tiles to all walls.



#### LANDING

9' 6" x 5' 8" (2.9m x 1.73m)

Open landing with oak doors leading off into all rooms. Loft hatch access to a boarded and insulated loft.



#### MASTER BEDROOM

13' 6" x 10' 11" (4.11m x 3.33m)

Having two windows looking out at the front of the property. Built in light oak wardrobes to one wall. Radiator with thermostatic valve.



#### ENSUITE

6' 8" x 5' 5" (2.03m x 1.65m)

Fully tiled to the walls incorporating decorative small mosaic tiles. Grey wood effect vinyl flooring. Vanity unit with inset white wash basin and mixer tap extending to form beech shelving with radiator below. Concealed cistern toilet. Large walk-in shower with thermostatic rain shower head.



#### BEDROOM TWO

14' 2" x 8' 9" (4.32m x 2.67m)

In neutral shades with grey wood effect laminate flooring. Built in light oak wardrobes with a walk-in cupboard providing further storage. Radiator with thermostatic valve.



#### BEDROOM THREE

12' 1" x 8' 7" (3.68m x 2.62m)

A rear facing l-shaped room in neutral shades with grey wood effect laminate flooring. Built in light oak wardrobes. Radiator with thermostatic valve.



#### BEDROOM FOUR

9' 6" x 6' 10" (2.9m x 2.08m)

In pastel shades and having grey wood effect laminate flooring. Radiator with thermostatic valve.



#### FAMILY BATHROOM

6' 4" x 6' 0" (1.93m x 1.83m)

Fully tiled with marble effect tiles. Vanity unit with wash basin and mixer taps with shelving to each side. Radiator. Concealed cistern wc and bath with mixer tap. Wood effect herringbone vinyl flooring.



#### REAR

Lovely well presented, low maintenance rear garden mainly indian stone paved with an artificial lawned area. Large pergola ideal for hot tub and/or bar/seating area.



#### Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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