

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hillcroft Close

Darrington, Pontefract, WF8 3BD

£600,000



HUNTERS are delighted to introduce to the market this unique opportunity to buy two properties on a generous plot with ample parking in the sought after village of Darrington.

The main property is a large detached bungalow with a traditional yet modern feel throughout, quality fittings, spacious rooms and a beautiful garden. The second property is a purpose built detached annexe; ideal for multi-generational living or working/running a business from home it has its own private garden with lovely views and is stylish with high specification fittings throughout.



**The Bungalow**  
**The Bungalow:**

To the front of the property is a pleasant garden and driveway providing ample off street parking. Inside the property is a welcoming hallway with access off to several rooms namely; bedroom 2, shower room/utility with plumbing and space for a washing machine and dryer, the snug and the kitchen diner.

The kitchen diner faces out to the garden and has a range of oak base and wall units, granite worktops and upstands, space for a range cooker, integral appliances, space for a 4 seater dining table and patio doors out to the garden. The spacious living room features a large window letting an abundance of natural light through and a multi-fuel burner, solid oak glass panelled doors lead through to a cosy snug perfect creating a playroom for children or office for those wishing to work from home. There are 4 generous bedrooms and a house bathroom with freestanding bath, basin, wc and complimentary tiling.

Externally the property benefits from a manicured garden with mature hedges and trees, patio area perfect for enjoying the summer evenings and a summerhouse with extra storage.

**The Annexe**  
**The Annexe:**

The annexe is located to the left of the bungalow and was purpose built to a high specification as a property for a family member. Parking for the annexe is on a private driveway.

You enter via an entrance hallway which is also used as a utility room with space and plumbing for a washing machine and dryer. The fitted kitchen diner has a range of base and wall units in high gloss white with appliances and a breakfast bar. The living area features patio doors out to the garden and is the perfect space for relaxing looking over the fields. There are 2 good sized bedrooms downstairs and shower room with floor to ceiling tiles The mezzanine level is accessed via a staircase off the second bedroom up to an occasional room perfect for anything from gaming to crafting or an extra guest room for visitors.

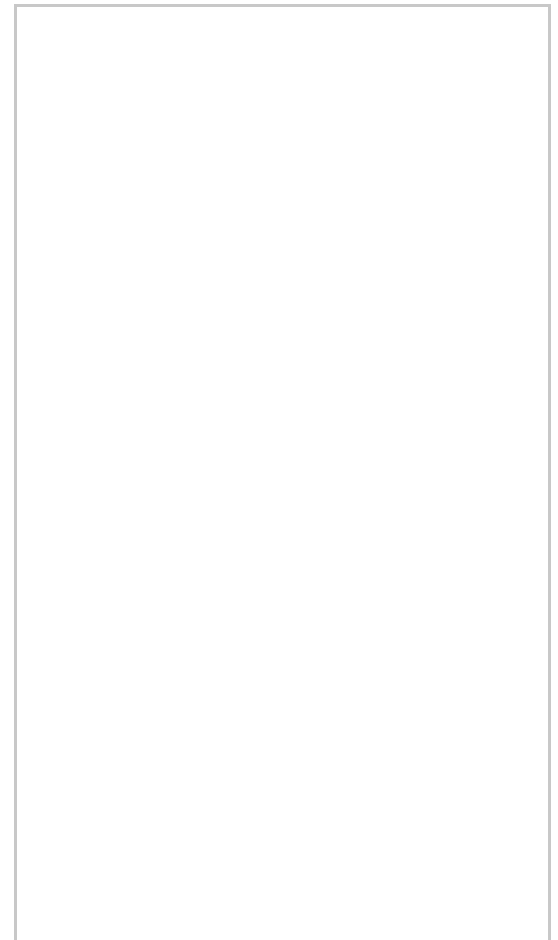
There is a small decked garden to the rear with far reaching views over the neighbouring fields.

Viewing is essential to appreciate the properties on offer.

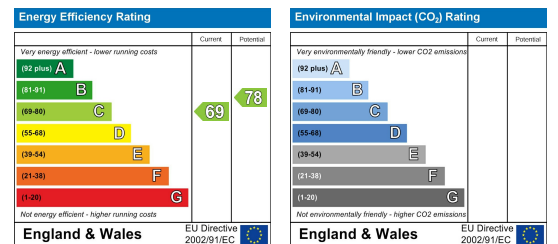
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.