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The Hollies Pinfold Lane, Kirk Smeaton, WF8 3JT

Offers In Excess Of £600,000

Property Images



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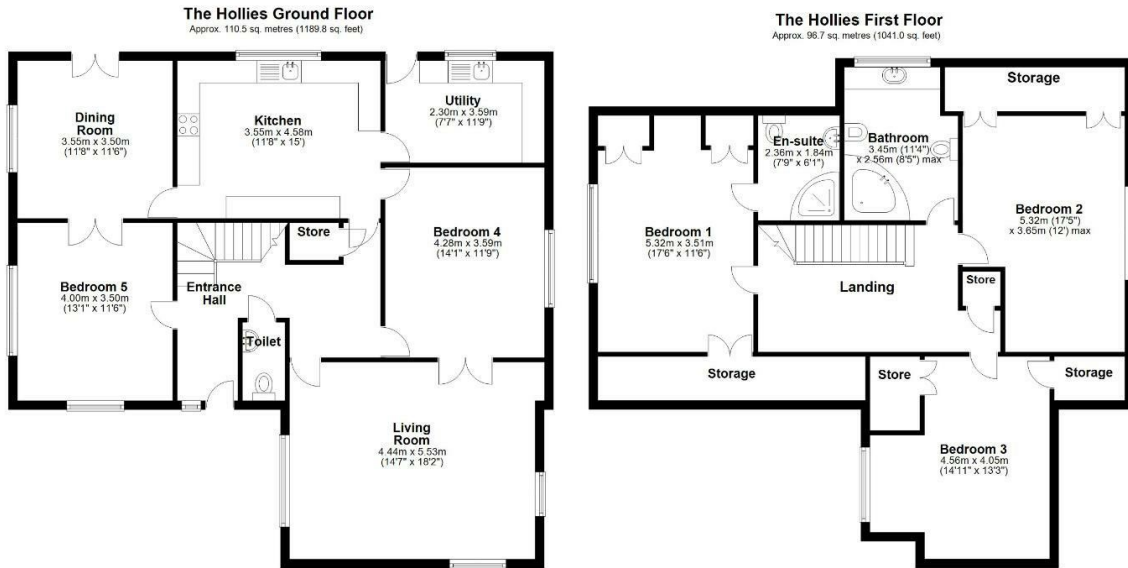
Property Images



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Total area: approx. 207.2 sq. metres (2230.8 sq. feet)

EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F	23	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Detached Beds: 5 Bathrooms: 2 Receptions: 2
Tenure: Freehold

Kirk Smeaton is a small village and is the most southerly village in North Yorkshire. With a primary school Ofsted rated good and close to walks in the Brockadale Nature reserve and the village of Wentbridge the village is highly sought after by discerning buyers. The Village has a bus service to Pontefract and is close to the A1/M1 giving access to the M62.

Entrance to the dwelling is via double wrought iron gates leading to a sizeable block paved drive. The Hollies is to the right. The dwelling is surrounded by mature trees and shrubbery.

The Hollies is a delightful individually built detached home in an 'L' shaped design. The property is extremely spacious with numerous rooms to the ground floor, ideal for adaptable living. The entrance hall has stairs to the first floor accommodation, a store room and a cloakroom/WC. The remaining rooms consist of a living room, dining room and two bedrooms all fitted with wooden skirting, architrave and having dual or triple aspect glazing allowing in lots of light.

The kitchen is extensively fitted with base, wall and display cabinetry, worktop surfaces with an inset sink, electric hob, high level double oven, integrated fridge, space and plumbing for a dishwasher. With beams to the ceiling and a large window overlooking the front aspect and a door to the utility room which is in a similar style and also fitted with base and wall units incorporating a stainless-steel sink and plumbing and spaces for an automatic washing machine and dryer. Another window overlooks the front aspect.

A beautiful staircase with wooden spindles and decorative newel post leads to a spacious landing. The accommodation on this floor consists of three bedrooms all with apex ceilings. Bedroom one has an ensuite comprising of a WC, pedestal hand wash basin and a cubicle housing a shower.

The family bathroom is of a substantial size fitted with a corner spa bath with jets, a mixer tap with hand held shower head, bidet and a WC. Also fitted with base units, worktop surfaces with an inset hand wash basin with a window above overlooking the front aspect and countryside beyond.

Externally the property is sat in a very generous plot tucked away up a driveway in a great location. There is parking for multiple vehicles and a large garden to the rear overlooking neighbouring fields.

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Features

- FREEHOLD DETACHED HOME • AMPLE PARKING • VILLAGE LOCATION • FIVE BEDROOMS • THREE BATHROOMS • EPC GRADE F - COUNCIL TAX BAND E • INTEGRAL GARAGE • SUBSTANTIAL GARDEN • HIVE HEATING CONTROLS • RARE OPPORTUNITY