

HUNTERS®

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Hall Cottage Pinfold Lane, Kirk Smeaton, Pontefract, WF8 3JT

Offers In Excess Of £400,000

Property Images



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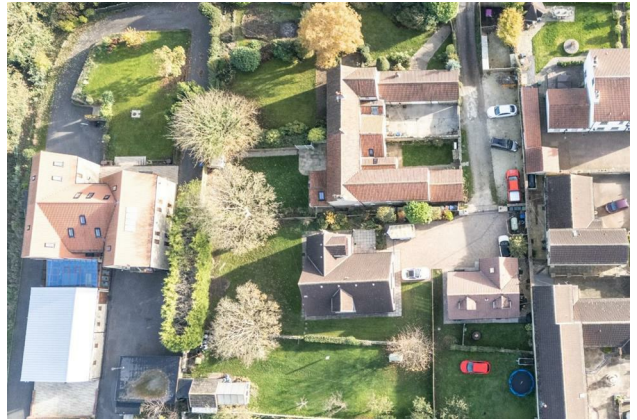
Property Images



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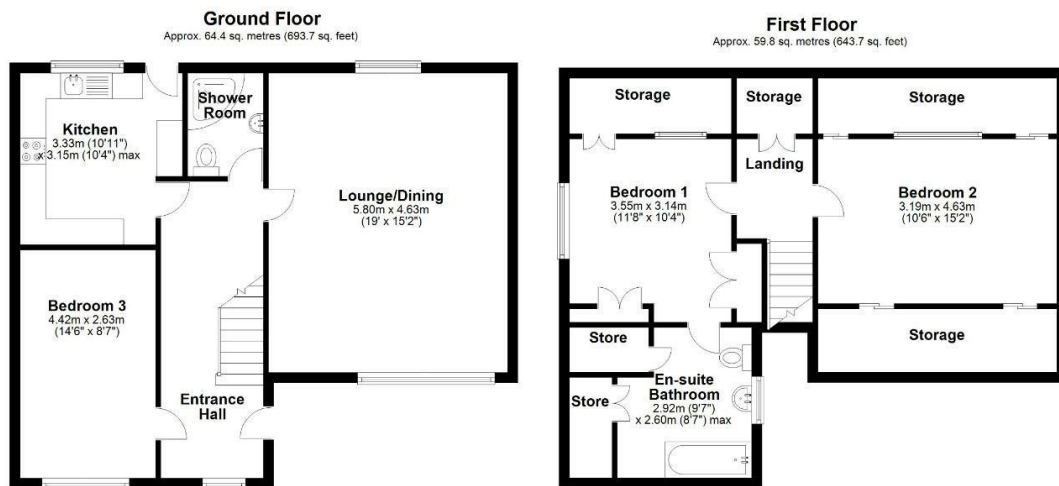
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Total area: approx. 124.2 sq. metres (1337.4 sq. feet)

EPC

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

Map



Details

Type: House - Detached Beds: 3 Bathrooms: 2 Receptions: 1
Tenure: Freehold

Hall Cottage is an individually built two storey dwelling tucked away in a beautiful location in the village of Kirk Smeaton. With neutral decor, solid oak doors and predominantly solid oak skirting boards and architraves throughout, the entrance hall gives access to all downstairs rooms and a staircase of wooden newels and spindles leads to the first floor accommodation. The lounge/dining room is spacious and has dual aspect glazing and an oak fire surround with marble back and hearth. Half glazed internal wooden door to the hallway. Off the hallway is the third bedroom, this room was previously a garage however makes the perfect space for a third bedroom or space to work from home.

The kitchen is extensively fitted with oak shaker style base and wall units incorporating a stainless steel inset sink, inset induction hob with stainless steel and glass extractor hood over and an integrated stainless steel Neff oven. Feature radiator and window overlooking the rear garden.

The ground floor shower room is fitted with a chrome feature radiator, a WC, hand wash basin and a cubicle housing a shower.

To the first floor are two bedrooms and an ensuite bathroom. Bedroom two has an apex ceiling with ample storage built into the eaves. With a dormer window overlooking the rear aspect.

Bedroom one again has an apex ceiling, storage in the eaves plus a built in wardrobe and dormer window overlooking the rear. A door leads to the ensuite comprising of a rectangular bath with shower head over, pedestal hand wash basin and a WC. Complimentary tiles to splashback areas, a skylight window and built in eaves storage.

This really needs to be viewed to appreciate what is on offer.

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.

Features

• FREEHOLD DETACHED DWELLING • AMPLE PARKING • BEAUTIFUL TUCKED AWAY LOCATION • THREE BEDROOMS • FIRST FLOOR ENSUITE BATHROOM • GROUND FLOOR SHOWER ROOM • EPC GRADE E • COUNCIL TAX BAND • SPACIOUS PLOT • VIEWING ESSENTIAL