

HILLCREST

SILVER STREET





# WARM WELCOME

Welcome to Hillcrest, a unique home positioned in the heart of Fairburn. When you open the gate, you will be transported to a tranquil space, welcomed by floral blooms and private gardens. Your eye will be drawn through the hallway and glazed door to glimpse the jaw-dropping views beyond. The elevated position of Hillcrest gives undisturbed views as far as the eye can see, and the flexible interior layout ensures that every opportunity to take in that view has been maximised. Imagine spending your days gazing out from this elevated position over Fairburn Ings. Swans swim gracefully across the lake, and numerous other bird species will captivate any bird-watching enthusiast.







Park your car on the driveway or inside the double garage, which has a utility area with sink, space for a washing machine, dryer and an electric remote-controlled door for your convenience. There is built-in storage along the entirety of the hallway, with a cleverly concealed door into the garage.



# LUXURIOUS LIVING

From the hallway, turn left into the lounge as the herringbone flooring directs you through the space, allowing you to enjoy the home and relax as you soak up the beautiful views. Full-length windows allow a panoramic view across The Ings and the countryside beyond, filling the room with natural light. French doors to the rear open onto the garden that wraps around the property. The room then expands into a snug and formal dining room, a lovely setting for dinner parties.











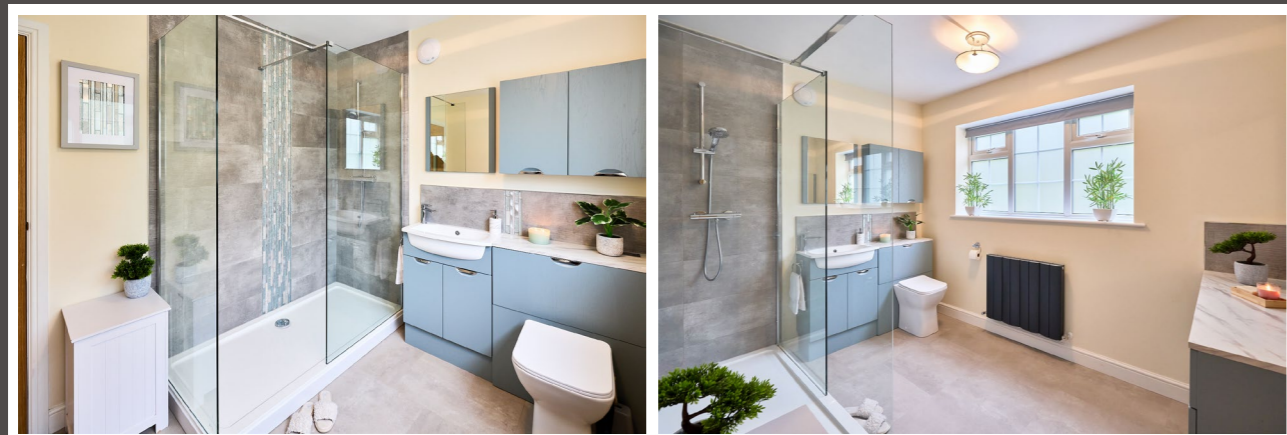
The kitchen has bespoke cream and oak cabinetry topped with granite worktops, providing plenty of storage and workspace. The Rangemaster double oven is ready to prepare meals for the whole family, and there is space for an American-style fridge-freezer, complete with the plumbing in place for the chilled water and ice-making functions. There is also an integrated dishwasher, Franke sink and space for a breakfast table.





# BEAUTIFUL BEDROOMS

Down the hall, a door separates the living areas from the ground-floor bedrooms. Here, you will find a delightful bedroom with French doors that lead out onto the rear patio. Imagine waking up to that unspoilt view each morning, lying in bed with your first coffee of the day as the world comes to life. Bedroom four with a window that receives the first-morning sunlight could also be used as a dressing room, creating a private suite ideal for a teenager or relative to stay in. A bespoke shower room with high-quality fittings, including a large walk-in shower, W/C and wash hand basin within a marble-topped vanity unit. There is also a second marble-topped dressing unit with mirrors above which provides plenty of storage.





# FABULOUS FIRST FLOOR

As you climb the wider than average staircase to the first floor, you will reach the magnificent landing space. This spacious area serves as a second lounge and has a corner study space with a built-in desk. In addition to the comfortable living area you'll find French doors opening onto the composite decking balcony, where a glass balustrade ensures those views are always visible. The contemporary family bathroom has contrasting black and white tiles and a large, double-ended bath, ideal for a glorious long soak at the end of a hectic day. For ease, there is also a separate walk-in shower with an additional drying area, a wash hand basin atop a useful vanity unit and a W/C. This bathroom serves bedroom two on this floor which is an expansive, light and airy room with a variety of storage space.







The master bedroom is spacious and has fantastic storage, with deep wardrobes that extend under the eaves. Next, you will pass through a dressing room and then come to the en-suite shower room, a lovely room tiled in a natural stone effect that includes a walk-in shower, wash hand basin and W/C. Every inch of available space has been used to maximum effect, with storage in the eaves and a fitted vanity area. Finally, moving through the en-suite, you will come to another space, ideal for a nursery, second office or perhaps a studio or craft room for you to escape the hustle and bustle of the family home for some much-needed peace.

This is a fantastic and unique space offering many flexible uses.





# GLORIOUS GARDENS

The property is surrounded by private mature gardens with flowers and shrubs providing all year round colour, creating lovely areas to sit and enjoy as you follow the sun throughout the day. Water taps to the side, rear and garage allow the gardens to be well maintained with ease. The covered veranda with a resin seating area offers the perfect shelter, ideal to provide shade on those hot summer days. It also allows you to sit outside and enjoy the sound of the rain on those autumn mornings. Accessed from the 20 x 16 ft Indian stone patio is the summerhouse which benefits from electric points and lighting. Many an evening is spent in here with a cool drink as the sun sets across the countryside.



*“We love getting cosy with blankets under the veranda and watching thunder and lightning or the fireworks from the houses in the distance on Bonfire Night and New Years Eve.”*



# AREA TO EXPLORE

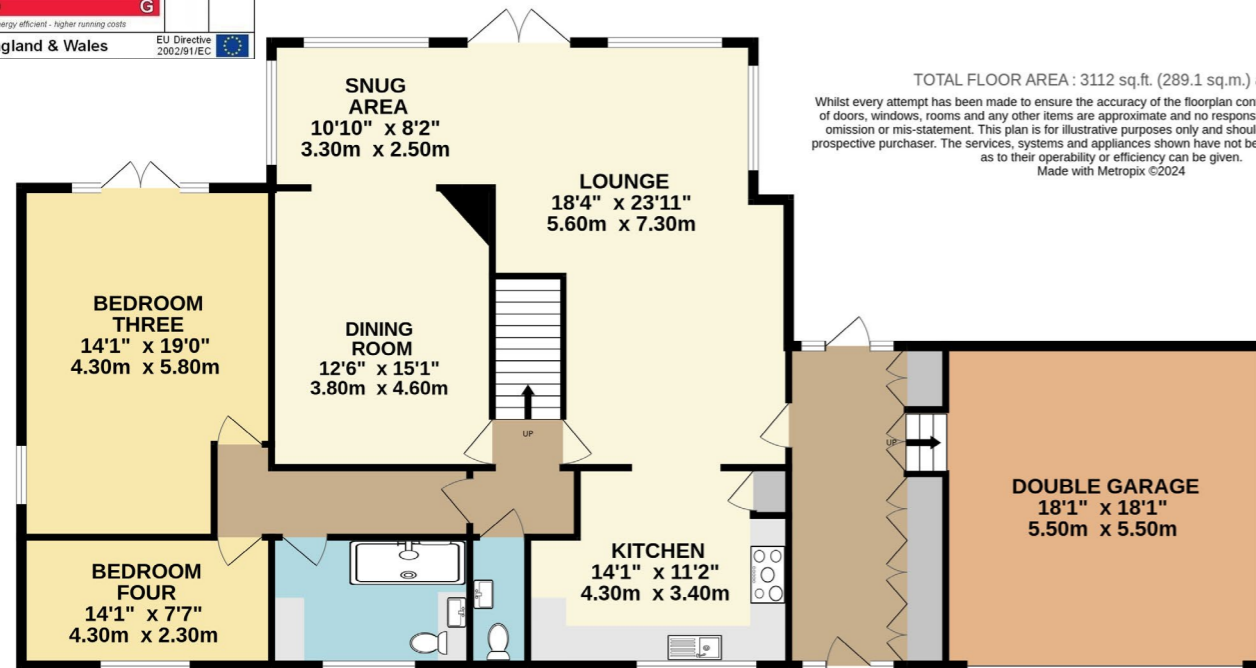
This location is perfectly accessible and ideal for any commute. It is just a stone's throw from the A1, the M62, and the train station at Knottingley. If you are lucky enough to work from home, Fibre Broadband is available. The local primary school is always very popular and is a short walk from the property. For secondary school, there is a quick bus or car journey to Sherburn or Pontefract. There are some excellent pubs in the villages nearby, perfect for a weekend afternoon walk round the nature reserve topped off with a hearty pub lunch. Byram has a post office and Co-Op for daily essentials, and Pontefract, Castleford or Garforth are only 10 minutes away by car if you need larger stores.





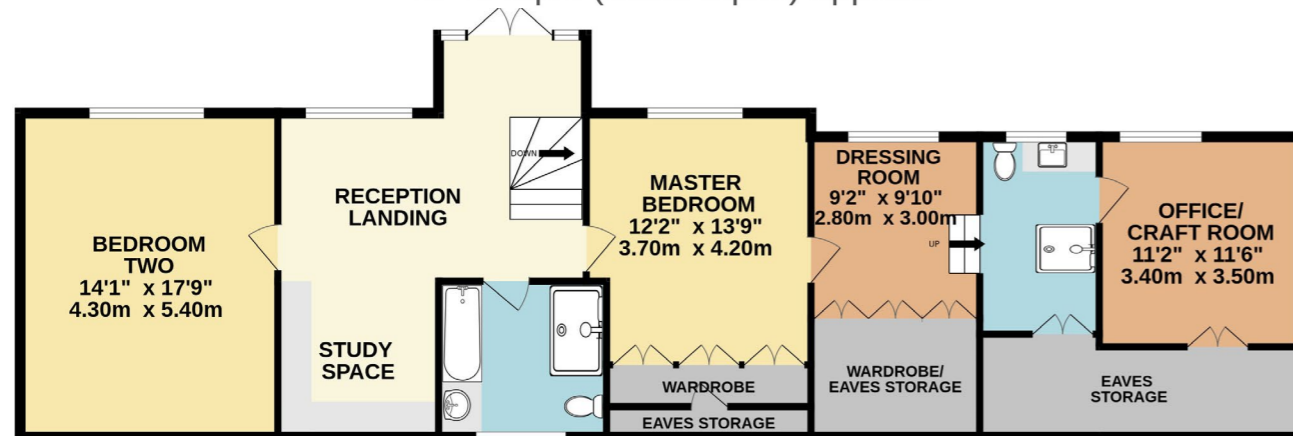
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**GROUND FLOOR**  
1869 sq.ft. (173.7 sq.m.) approx.



TOTAL FLOOR AREA : 3112 sq.ft. (289.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**1ST FLOOR**  
1243 sq.ft. (115.5 sq.m.) approx.



# KEY FEATURES



- Expansive Four Bedroom Detached
- Panoramic Views over Fairburn Ings Nature Reserve
- Modern Kitchen, Formal Dining Room, Snug and Lounge
- Bedrooms Three and Four to Ground Floor with Modern Shower Room
- Spacious Reception Landing with Study Space and Access to Impressive Balcony
- Stunning Master Bedroom with Private En-suite, Dressing Room and Office/Craft Room
- Large Four Piece Contemporary Family Bathroom
- Sunny Positioned Gardens with Numerous Seating Areas, Outdoor Summerhouse and Covered Veranda
- Driveway and Integral Double Garage for Multiple Vehicle Parking
- Sought After Village Location Close to Motorway Networks
- Freehold Property and Council Tax Band F





# HILLCREST

SILVER STREET

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WHAT3WORDS: rings.hazy.proudest

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