

HUNTERS®

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Middlefield Lane

Kirk Smeaton, Pontefract, WF8 3JU

£750,000



Council Tax:



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Hawthorn House Middlefield Lane

Kirk Smeaton, Pontefract, WF8 3JU

£750,000



Discover the perfect blend of convenience and tranquillity in our luxurious designer home in the heart of Yorkshire the village of Kirk Smeaton in Pontefract, this stunning detached house offers a unique blend of character and modern living.

Tel: 01757 210884



A map snippet from Google Maps showing a road labeled 'Middlefield Ln'. An orange location pin is placed on the road. The Google logo is in the bottom left, and 'Map data ©2025' is in the bottom right.

A satellite map showing a rural landscape with fields and a road. A yellow location pin is placed on a road. The map is credited to Google, Landsat / Copernicus, and Maxar Technologies.

A map snippet from Google Maps showing the location of Kirk Smeaton, North Yorkshire. An orange location pin is placed on a road. The text 'Kirk Smeaton' is visible to the right of the pin. The Google logo and 'Map data ©2025 Google' are at the bottom.

Middlefield Lane, Pontefract, WF8

Approximate Area = 2040 sq ft / 189.5 sq m (excludes void)
Limited Use Area(s) = 64 sq ft / 5.9 sq m
Total = 2104 sq ft / 195.4 sq m

For identification only - Not to scale

Denotes restricted head height

GROUND FLOOR
APPROX FLOOR
AREA 122.6 SQ M
(1320 SQ FT)

FIRST FLOOR
APPROX FLOOR
AREA 66.8 SQ M
(720 SQ FT)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
Produced for Hunters Property Group. REF: 1268576

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Please contact our Hunters Selby Office
on 01757 210884 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Rating

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		

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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