



Pontefract Road | | WF11 8RN

£375,000

Four bedroom detached | Council Tax Band D | EPC Rating D

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**\*\*\*EXTENSIVE PLOT. SUPERBLY PRESENTED. DELIGHTFUL PERIOD HOME.\*\*\***

An immaculate family home, a testament to the meticulous maintenance it has undergone.

Step inside to encounter a generous layout over three floors with versatile living, featuring three reception rooms, providing ample space for both relaxation and entertainment. The space is further complemented by four well-appointed bedrooms, ready to accommodate a growing family or visiting guests.

The property hosts a single, recently refurbished kitchen, exuding modern elegance while maintaining its functional appeal. This kitchen is certain to be the heart of the home, where culinary enthusiasts can explore their passion.

A single, well-maintained bathroom serves the property with a lower ground floor utility room and separate WC, and ground floor WC.

Outside, the property continues to impress. A secure detached garage provides convenient parking and storage solutions, with additional parking available for up to four vehicles. Revel in the property's substantial garden, a perfect retreat for outdoor enthusiasts or simply for those seeking a space to unwind.

The property is further enriched by timeless period features, adding a touch of classic charm to the contemporary living spaces.

Located in proximity to public transport links, this property ensures easy commuting and access to local amenities.

In summary, this property represents an outstanding opportunity for those seeking an immaculate, detached home with multiple reception rooms and bedrooms, a modern kitchen, and fantastic exterior features. Don't miss out on this extraordinary prospect.

## Lower Ground Floor

### Lobby

Two PVCu double glazed windows, tiled flooring ceiling downlighters with two oak obscured glazed doors to utility and bedroom/family room and a oak door to garden room.

### Bedroom/Family room 3.84m x 3.79m (12'7" x 12'5")

Downlighters to ceiling with two PVCu double glazed windows to side aspect, currently used as a family room with wood flooring and glazed double doors to garden room.

### Garden Room

A delightful room with continuation of flooring from the other room, downlighters to ceiling and bi-fold doors to rear garden. Obscure glazed door to utility room.

### Utility Room 3.25m x 3.05m (10'8" x 10'0")

Continuation of tiled flooring from lobby, gloss white base units with wood block worktop. Plumbing for washing machine, space for fridge, wine cooler and tumble dryer over washer. PVCu double glazed window to rear aspect, downlighters to ceiling and door to WC.

### WC

Decorative tiled unit housed push flush WC, pedestal wash hand basin with splashback tiling and tiled floor.

## Ground Floor

### Entrance Porch

Entrance door with feature stained glass double glazed window over, parquet flooring, double doors glazed to hall and oak door to WC.

### WC

Feature stained glass obscured sash window to front aspect, wash hand basin and unit housed push flush WC. Worcester boiler and wood tiled floor.

### Hall

Continuation of parquet flooring from entrance, double panel central heating radiator, coving to ceiling, feature obscured glass sash window over stairs to first floor, oak internal door to dining room and double oak doors with obscured glazing to hallway.

### Dining Room 3.73m x 4.01m (12'3" x 13'2")

PVCu double glazed windows to bay with double panel central heating radiator, focal fireplace with wood burner on stone hearth, coving to ceiling, fitted furniture to one wall and alcoves with continuation of parquet flooring from hall.

### Hallway

Timber double glazed entrance door, continuation of parquet flooring from hall, oak doors to lounge and kitchen with glazed door to stairs to lower ground floor.

### Lounge 4.60m x 3.63m (15'1" x 11'11")

A lovely room with feature fireplace having an oak mantle over a multi fuel burner on a slate hearth, two PVCu double glazed windows overlooking the rear garden with double panel central heating radiator, coving to ceiling and wood flooring.

### Kitchen 3.33m x 3.40m (10'11" x 11'2")

Updated recently with a stylish cool blue range of wall, base units and drawers. Coordinating worksurfaces and splashback tiling. Integrated 'Neff' double oven and induction hob. Fridge freezer and dishwasher. Ceramic one and half bowl sink and drainer with mixer tap, tiled flooring, contemporary panel radiator and PVCu double glazed french doors to rear decked patio with window either side.

## First Floor

### Landing

Having a feature stained glass sash window, loft hatch and oak internal panel doors to rooms.

### Bedroom 3.73m x 4.00m (12'3" x 13'1")

Two PVCu double glazed windows to front aspect with additional secondary glazing, focal fireplace, single panel central heating radiator and fitted wardrobes.

### Bedroom 3.40m x 3.66m (11'2" x 12'0")

Two PVCu double glazed windows to rear aspect overlooking garden, single panel central heating radiator, focal cast iron fire with glazed tile hearth and wardrobe built in to alcove.

### Bedroom 3.29m x 2.99m (10'10" x 9'10")

Two PVCu double glazed windows to rear aspect, single panel central heating radiator, focal cast iron fire with glazed tile hearth, cupboard fitted to alcove and wardrobe.

### Bathroom 2.41m x 2.97m (7'11" x 9'9")

A large bathroom comprising a roll top bath with claw feet, shower cubicle, low flush WC and pedestal wash hand basin. Chrome central heated towel warmer, downlighters to ceiling, part tiled and part wood floor design with PVCu double glazed frosted window.

## Exterior

To the front is a buffer garden with flagging giving a parking space and a driveway having parking for three further cars and access to the extra large detached brick built garage. The rear garden is a delight offering a superb size to entertain family and friends with two decked patios, a lower flagged patio surrounded by ample lawn and trees to boundary.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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