



Hardwick Court, Pontefract WF8 3PB

Welcome to

Hardwick Court, Pontefract

An expansive five bedroom 1960' dormer style, having undergone a full restoration and finished to an impeccable standard. Situated in the desirable location of Pontefract's South Side. Driveway and large gardens to the both sides and rear enclosed patio laid.



Entrance Hall

With front entrance door, feature brick wall, spot lights, 3 large built in storage cupboards, oak flooring, door with twin windows to the front and open to the stairs.

Cloakroom

With a low level flush WC, wash hand basin set in a vanity unit, tiled walls and flooring and a gas central heating radiator.

Study

6' x 7' 7" (1.83m x 2.31m)

With a UPVC double glazed window to the rear aspect, spotlights to the ceiling and a gas central heating radiator.

Lounge

21' 5" x 18' 3" (6.53m x 5.56m)

With three UPVC double glazed windows to the rear aspect, built in cupboard space, spot lights, open to the kitchen, quadruple bifold doors to the side and a gas central heating radiator.

Dining Room

9' 10" x 11' 4" (3.00m x 3.45m)

With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

Reception Room 3

25' 1" x 19' 11" (7.65m x 6.07m)

With French doors to the rear aspect, a UPVC double glazed window to the front aspect, media wall, gas fire, shelving feature and two gas central heating radiators.

Kitchen

12' 2" x 17' 11" (3.71m x 5.46m)

A fitted kitchen consisting of wall and base units with granite work surfaces over, oven and combi oven, convection hob, internal extractor fan, granite sink, tiled splash back, space for an American fridge freezer, integrated dishwasher, light feature over island, spot lights and a UPVC stable door to the rear.

Utility Room

8' x 7' 7" (2.44m x 2.31m)

With wall and base units with wooden work surfaces over, stainless steel sink and drainer, integrated freezer, space for freezer and vented dryer and a gas central heating radiator.

Landing

With spot lights and a built in cupboard housing the water tank.

Bedroom One

21' 2" x 11' 11" (6.45m x 3.63m)

With dual aspect windows to the front and rear, built in wardrobe, walk in wardrobe and two gas central heating radiators.

Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath with shower over, light up mirror, tiled walls and flooring, spot lights and a towel rail.

Bedroom Two

12' 9" x 10' 9" (3.89m x 3.28m)

With a UPVC double glazed window to the rear aspect, LED lighting and a gas central heating radiator.

Bedroom Three

7' 1" x 12' max (2.16m x 3.66m max)

With a UPVC double glazed window to the front aspect, built in wardrobes, LED lighting and a gas central heating radiator.

Bedroom Four

10' 6" x 12' 9" (3.20m x 3.89m)

With a UPVC double glazed window to the front aspect, built in wardrobes, LED lighting and a gas central heating radiator.

Bedroom Five

9' 10" max x 10' 10" (3.00m max x 3.30m)

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath, light up mirror and tiled walls and flooring.

Front Garden

A double driveway. Slate chippings over beds, and path stepping up to the front door. Open to the left side garden and gated access to rear. Storage shed hidden from view.

Left Side Exterior

With mature hedging and manicured topiary around a laid lawn and a gate to the rear.

Right Side Exterior

With a gate to the driveway and gate to the rear, patio, lawned and flower beds. Patio area leading from the bi-folding doors. Garden shed and fenced. Mature trees providing shade and privacy from road side.

Rear Exterior

An Enclosed garden with outdoor kitchen, pizza oven, stones, patio and fencing surround.

Agents Notes

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies.



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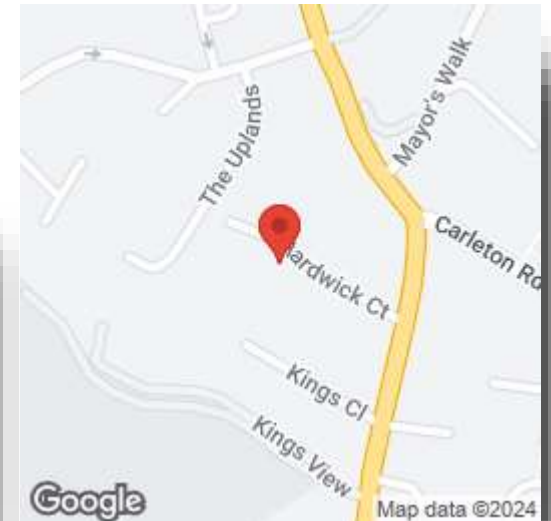
Welcome to

Hardwick Court, Pontefract

- Five Bedrooms
- Detached Dorma Style Home
- Close To Schools, Pubs And Great Network Links
- Double Driveway
- Cul-De-Sac Location

Tenure: Freehold EPC Rating: C

£600,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON117229 - 0006

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