



**Sorrel Court, Pontefract WF8 4FF**



**welcome to**

**Sorrel Court, Pontefract**

\*\*\*GUIDE PRICE £330,000 - £340,000\*\*\*Offered to the market with NO CHAIN!! Four bedroom detached home in a prime location. Boasts two ensembles, modern house bathroom, large kitchen/diner down stairs WC & lounge. The property also benefits a large driveway & detached garage,



## D

Offered for sale is this four bedroom extremely spacious detached home being ideal for the growing family. Being perfectly located and sits proudly on this very popular modern housing development opposite the green. Internally the property is set over three floors and comprises of front entrance hall, cloak room, lounge, kitchen./diner, whilst to first floor, there are bedrooms two three and four with bedroom two benefiting from ensuite facilities and the modern house bathroom and to the top floor there is the amazing master bedroom with ensuite. Externally there is a small buffer garden to the front and a large tarmac driveway and detached garage, whilst to the rear there is a decent size private garden. Located close by are good schools, Pontefract college, train and bus stations, close by to Pontefract town centre and major motorway links on hand.

## Entrance Hall

With a front entrance door, under stairs storage cupboard and a gas central heating radiator.

## Wc

With a low level flush WC, wash hand basin, laminate flooring, gas central heating radiator and a UPVC double glazed window to the side aspect.

## Lounge

10' 10" x 14' 8" ( 3.30m x 4.47m )

With UPVC bay window to the front aspect, laminate flooring, fire surround with electric fire and a gas central heating radiator.

## Dining Kitchen

18' 7" x 12' 10" ( 5.66m x 3.91m )

A fitted kitchen consisting of wall and base units with work surfaces over, a stainless steel sink and drainer, double electric oven, gas hob, dishwasher, washing machine, integrated fridge freezer, cupboard housing the boiler, laminate flooring, UPVC French doors to the rear and a UPVC double glazed window to the rear aspect.

## Landing

With a storage cupboard, stairs to the second floor and a UPVC double glazed window to the side aspect.

## Bedroom One

18' 6" x 11' 2" ( 5.64m x 3.40m )

To the second floor with a UPVC double glazed window to the front aspect, fitted wardrobes, two velux windows to the rear and a gas central heating radiator.

## Ensuite

A suite consisting of a low level flush WC, wash hand basin, double shower cubicle, part tiled walls, extractor fan, spot lights to the ceiling and a velux window to the rear aspect.

## Bedroom Two

14' 5" x 10' 9" ( 4.39m x 3.28m )

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

## Ensuite

A suite consisting of a low level flush WC, wash hand basin, double shower cubicle, extractor fan, part tiled to the ceiling and spots lights to the ceiling.

## Bedroom Three

11' 11" x 10' 9" ( 3.63m x 3.28m )

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

## Bedroom Four

8' 9" x 7' 2" ( 2.67m x 2.18m )

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

## Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath with mixer taps, extractor fan, part tiled to walls, towel rail and a UPVC double glazed window to the front aspect.

## Front Garden

With a tarmac driveway to the side, electric car charger and planting and a path to the front.

## Rear Garden

An enclosed lawned garden with Indian stone patio, outside tap and a side gate giving access to the driveway and garage.

## Garage

With light and electric.



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welcome to

## Sorrel Court, Pontefract

- \*\*\*GUIDE PRICE £330,000 - £340,000\*\*\*
- NO CHAIN
- Three Storey Property
- Two Ensuites
- Downstairs WC

Tenure: Freehold EPC Rating: B

guide price

**£330,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON116848 - 0004

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