

Saddlers Grove, Badsworth Pontefract WF9 1PE

Welcome to

Saddlers Grove, Badsworth Pontefract

An outstanding FOUR bedroom Detached property, Situated in the picturesque village of Badsworth. This property is immaculate throughout with every detail being thought of. Oozing with curb appeal and charm, this property is positioned in a popular development of executive houses.

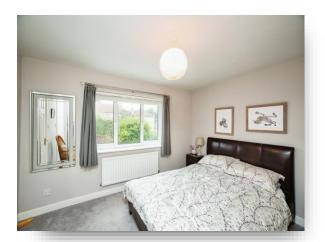












Entrance Porch

With a UPVC double glazed front entrance door and a gas central heating radiator.

Entrance Hall

With a gas central heating radiator.

Lounge

19' 8" x 12' 10" (5.99m x 3.91m)

With a UPVC double glazed window to the front aspect, double doors to the hallway, gas fire with surround and bifold doors into the conservatory.

Dining Room

14' 9" x 9' 6" (4.50m x 2.90m)

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

Office

9' 11" x 6' 7" (3.02m x 2.01m)

With a wood fitted desk, units, hanging lights, gas central heating radiator and a UPVC double glazed window to the front aspect.

Kitchen

18' 8" x 10' 6" (5.69m x 3.20m)

A fitted kitchen consisting of wall and base units with Quartz work surfaces over, Belfast sink, pantry units, exposed beams, breakfast counter, door to the side, dishwasher and a UPVC double glazed window to the rear aspect.

Conservatory

13' 1" x 12' 6" (3.99m x 3.81m) With a side and rear door.

Landing

A gallery landing with a UPVC double glazed window to the front aspect and a gas central heating radiator.

Bedroom One

14' 1" x 13' 5" (4.29m x 4.09m)

With a UPVC double glazed window to the rear aspect and triple built in wardrobes.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, bath with shower over, tiled walls and flooring, gas central heating radiator and a UPVC double glazed window to the front aspect.

Bedroom Two

12' 6" x 9' 10" (3.81m x 3.00m)

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

Ensuite

A suite consisting of a low level flush WC, wash hand basin and shower.

Bedroom Three

12' 6" x 9' 10" (3.81m x 3.00m)

With a UPVC double glazed window to the front aspect and built in wardrobes.

Bedroom Four

9' 10" x 7' 4" (3.00m x 2.24m)

With a UPVC double glazed window to the rear aspect.

Bathroom

A suite consisting of low level flush WC, wash hand basin and bath.

Front Garden

With driveway to the front, double garage, hedging and lawn.

Rear Garden

With a patio, mature hedging and enclosed.





Welcome to

Saddlers Grove, Badsworth Pontefract

- Four Bedroom Detached Home
- Two Ensuites
- Three Reception Rooms
- Conservatory
- Double Garage and Driveway

Tenure: Freehold EPC Rating: C

£550,000







Map data ©2024

Please note the marker reflects the postcode not the actual property

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Property Ref: PON117974 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) and boundaries of the property and other important matters before exchange of contracts.

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent



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