



**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.



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## **Saddlers Grove, Badsworth Pontefract**

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

Tenure: Freehold EPC Rating: C

# £550,000



Please note the marker reflects the postcode not the actual property

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