



Hillcroft Farm, Estcourt Road, Darrington Pontefract WF8 3AW

Welcome to

Hillcroft Farm, Estcourt Road, Darrington Pontefract

Stunning four bedroom detached home with an additional kitchen and bathroom ideal for independent living. Neutral decor, contemporary and set to a very high standard throughout. Stunning village location.



Entrance Hall

With UPVC front entrance door with side glass panels, laminate flooring and a gas central heating radiator.

Wc

With a UPVC double glazed window to the front aspect, low level flush WC wash hand basin, part tiled to walls and a chrome heated towel rail.

Lounge

11' 8" x 21' 9" (3.56m x 6.63m)

With a UPVC double glazed bay window to the front aspect with made to measure blinds, French doors to the rear with made to measure blinds and a gas central heating radiator.

Dining Kitchen

23' 6" x 9' 5" (7.16m x 2.87m)

A fitted kitchen consisting of wall, base and draw units with work surfaces over, electric oven, warming draw, induction hob, extractor hood, integrated dishwasher, integrated fridge freezer, plumbing for washing machine, a bowl and half sink and drainer, spot lights to the ceiling, tiled flooring, two gas central heating radiators, French doors to the rear, composite side door and two UPVC double glazed windows to the front and side aspects.

Landing

With a storage cupboard, cupboard housing the hot water tank, sky light to the rear and access to the loft.

Bedroom One

11' 7" x 13' 2" (3.53m x 4.01m)

With a UPVC double glazed window to the front aspect, fitted wardrobe, TV socket and a gas central heating radiator. Access to the ensuite.

Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, tiled flooring, extractor fan, under floor heating and a walk in shower cubicle.

Bedroom Two

17' 3" x 11' 2" (5.26m x 3.40m)

With two UPVC double glazed windows to the front and rear aspect, built in mirrored wardrobes, laminate flooring, access to the loft and a gas central heating radiator.

Bedroom Three

12' 2" x 9' 8" (3.71m x 2.95m)

With a UPVC double glazed window to the front aspect, built in wardrobes 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, separate shower cubicle, wall mounted radiator, tiled walls and flooring and a UPVC double glazed window to the rear aspect.

Annex Bedroom

9' 1" x 11' 11" (2.77m x 3.63m)

With a built in mirrored wardrobe and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, spot lights to the ceiling, tiled to walls, extractor fan, shower cubicle and a chrome heated towel rail.

Lounge & Kitchen Diner

18' 6" x 13' 5" (5.64m x 4.09m)

A fitted kitchen consisting of wall, base and draw units with laminate work surfaces over, integrated fridge freezer, integrated washing machine and tumble dryer, stainless steel sink and drainer, electric oven, extractor fan, laminate flooring, sky lights to the rear and a gas central heating radiator.

Front Garden

Accessed through electric gates which leads onto a very large resin driveway leading up to the detached garage.

Rear Garden

A very private rear garage, patio seating area, raised stone walls, raised decked area, patio seating area, garden shed and timber fence surround.

Agents Comment

Having solar panels on the front of the property and garage. Brand new boiler been installed this year. CCTV all around and burglar alarm. Both fridge freezers are 12 months old.



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Welcome to

Hillcroft Farm Estcourt Road, Darrington Pontefract

- Four Bedroom Detached Stone Built Home
- Solar Pannels On The Roof And Garage
- Ideal For Independent Living
- Driveway And Detached Garage
- Neutral Decor

Tenure: Freehold EPC Rating: C

£550,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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