

# property details **approval form**

27 Estcourt Drive, Darrington, Pontefract, West Yorkshire, England, WF8 3BN

**Date:** 08 May 2025

**Property Ref and Version:** PON118599 - 0003

## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Property Images  |
| 3. Short Description | 7. Floor Plan       |
| 4. Long Description  |                     |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

# property details **approval form**

27 Estcourt Drive, Darrington, Pontefract, West Yorkshire, England, WF8 3BN

**Date:** 08 May 2025

**Property Ref and Version:** PON118599 - 0003

## >> **price**

---

£695,000

Tenure: Freehold

## >> **key features**

---

- > Unique Four Bedroom Detached Home
- > Two Ensuites & A Family Bathroom
- > Downstairs WC & Cinema Room
- > Double Garage & Driveway
- > South Facing Garden
- > Fantastic Views
- > The Perfect Family Home
- > 2,259 Square Foot
- > EPC Rating: C

## >> **short description**

---

This unique four bedroom detached home in a sought-after location offers luxury, space, and substantiality. With a south-facing garden and far-reaching views, it's perfect for relaxation and entertaining. Inside, enjoy a cinema room, gym, and master with ensuite, plus a WC for convenience.

## >> **long description**

---

This exceptional four bedroom detached residence offers a rare blend of luxury, space, and substantiality in a highly sought-after location of Darrington. Designed to maximize natural light, the property boasts a south-facing garden with breathtaking, far-reaching views—perfect for relaxation and outdoor entertaining. The spacious interior is thoughtfully arranged, featuring a cinema room for immersive entertainment, a utility room for added convenience, and a master bedroom with ensuite for a touch of indulgence. A large garage and double driveway provide ample parking, while a WC enhances practicality. Commitment to energy efficiency is evident with solar panels with feed in tariff, reducing carbon footprint while ensuring long-term savings. Whether enjoying a peaceful retreat in one of the beautifully designed bedrooms or gathering with family and friends in the versatile living spaces, this home delivers an unparalleled lifestyle. A truly unique property offering modern comforts, substantiality, and exclusivity—an opportunity not to be missed.

# property details **approval form**

27 Estcourt Drive, Darrington, Pontefract, West Yorkshire, England, WF8 3BN

**Date:** 08 May 2025

**Property Ref and Version:** PON118599 - 0003

## >> room description

---

### **Entrance Hall**

With a UPVC front entrance door with side glass panels, cupboard housing the fuse box, a gas central heating radiator and a store room.

### **Cinema Room**

11' 5" x 16' 9" ( 3.48m x 5.11m )

With two UPVC double glazed windows to the side aspect and a gas central heating radiator.

### **Garage**

25' 8" x 21' 7" ( 7.82m x 6.58m )

With two up and over electric doors, and a window to the front aspect.

### **Gym/ Potential Bedroom**

10' 2" x 13' 7" ( 3.10m x 4.14m )

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

### **Utility Room**

7' 4" x 7' 5" ( 2.24m x 2.26m )

With a UPVC double glazed window to the side, tiled flooring, wall mounted boiler, stainless steel sink and drainer, space for washing machine and tumble dryer, a gas central heating radiator and a UPVC double glazed door to the side of the property.

### **Dining Kitchen**

11' 6" x 17' 3" ( 3.51m x 5.26m )

Open into the dining room with wall, base and drawer units with work surfaces over, composite sink and half with drainer, free standing single and half oven, stainless steel cooker hood, integrated dishwasher, tiled flooring and splash back, breakfast bar, spot lights to the ceiling, wine rack, a gas central heating radiator, UPVC side door and two UPVC double glazed windows to the rear and side aspect,

### **Dining Room**

13' 5" x 10' 7" ( 4.09m x 3.23m )

With a UPVC double glazed French doors to the rear and two gas central heating radiators.

### **Lounge**

17' 1" x 14' 5" ( 5.21m x 4.39m )

With a UPVC double glazed patio door to the rear with side glass panels, multifuel fire, two gas central heating radiators and a UPVC double glazed window to the side aspect.

### **Study**

9' 9" x 7' 8" ( 2.97m x 2.34m )

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

# property details **approval form**

27 Estcourt Drive, Darrington, Pontefract, West Yorkshire, England, WF8 3BN

**Date:** 08 May 2025

**Property Ref and Version:** PON118599 - 0003

## >> **room description**

---

### **Second Study/ Potential Bedroom**

7' 9" x 8' ( 2.36m x 2.44m )

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

### **Wc**

With a UPVC double glazed window to the front aspect, vinyl floor covering, a low level flush WC, a wash hand basin and a gas central heating radiator.

### **Bedroom Two**

13' 6" x 10' 3" ( 4.11m x 3.12m )

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, walk in shower cubicle with rainfall power shower, fully tiled walls and flooring, chrome heated towel rail and a UPVC double glazed window to the side aspect.

### **Bedroom Three**

12' 7" x 8' 2" ( 3.84m x 2.49m )

With two UPVC double glazed windows to the rear and side aspect, two gas central heating radiators, arched into dressing area, built in wardrobes, laminate flooring, wash hand basin and tiled splash back.

### **Main Family Bathroom**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath with rainfall power shower over and screen, fully tiled walls, tiled flooring, chrome heated towel rail and a sky light to the front aspect.

### **Bedroom Four**

12' 8" x 7' 6" ( 3.86m x 2.29m )

With a UPVC double glazed window to the rear aspect, sky light to the rear, arched into dressing area, laminate flooring, wash hand basin, tiled to splash back and a gas central heating radiator.

### **Master Bedroom**

10' 7" x 15' 4" ( 3.23m x 4.67m )

With French doors onto the balcony to the rear, gas central heating radiator with cover, walk in dressing room with a door leading into ample loft space and a loft hatch.

### **Ensuite To Master**

A suite consisting of a low level flush WC, double wash hand basins set in a vanity unit, rainfall power shower, fully tiled walls and flooring, chrome heated towel rail, sky lights to the front aspect.

### **Front Exterior**

With a large block paved double driveway, private road up to the property, access into the garage, rockery, mature trees and planting. Side access to the rear of the property.

# property details **approval form**

27 Estcourt Drive, Darrington, Pontefract, West Yorkshire, England, WF8 3BN

**Date:** 08 May 2025

**Property Ref and Version:** PON118599 - 0003

## >> room description

---

### **Side Exterior**

With steps to the side, access to the front driveway, utility room and kitchen and patio seating area.

### **Rear Garden**

A landscaped rear garden, patio seating area, mature planting to borders, timber fence and hedging surround.

# property details **approval form**

27 Estcourt Drive, Darrington, Pontefract, West Yorkshire, England, WF8 3BN

**Date:** 08 May 2025

**Property Ref and Version:** PON118599 - 0003

## >> **property images**



**Your William H Brown office:** 26 Market Place, PONTEFRAC, West Yorkshire, WF8 1AT  
**T** 01977 791406 **E** Pontefract@williamhbrown.co.uk



# property details **approval form**

27 Estcourt Drive, Darrington, Pontefract, West Yorkshire, England, WF8 3BN

**Date:** 08 May 2025

**Property Ref and Version:** PON118599 - 0003

## >> **property images**



**Your William H Brown office:** 26 Market Place, PONTEFRAC, West Yorkshire, WF8 1AT  
**T** 01977 791406 **E** Pontefract@williamhbrown.co.uk

# property details **approval form**

27 Estcourt Drive, Darrington, Pontefract, West Yorkshire, England, WF8 3BN

**Date:** 08 May 2025

**Property Ref and Version:** PON118599 - 0003

## > > **property images**

---





# property details approval form

27 Estcourt Drive, Darrington, Pontefract, West Yorkshire, England, WF8 3BN  
Date: 08 May 2025      Property Ref and Version: PON118599 - 0003

## >> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## >> approval

Signature		Date
Joanne Holmes		
Mr Colin John Daley		