



Estcourt Drive, Darrington Pontefract WF8 3BN

Welcome to

Estcourt Drive, Darrington Pontefract

This unique four/six 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.



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/Potential Bedroom

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. Can be used as an additional bedroom.

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. Can be used as an additional bedroom.

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.

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 closet 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.

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.



view this property online williamhbrown.co.uk/Property/PON118599



Welcome to

Estcourt Drive, Darrington Pontefract

- Unique Four/Six Bedroom Detached Home
- Two Ensuites & A Family Bathroom
- Downstairs WC & Cinema Room
- Double Garage & Driveway
- South Facing Garden with Fantastic Views

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£695,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PON118599](https://www.williamhbrown.co.uk/Property/PON118599)



Property Ref:
PON118599 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) 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 and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)