



**Valley Gardens, Darrington Pontefract WF8 3SL**



**welcome to**

**Valley Gardens, Darrington Pontefract**

An extended four bedroom EXECUTIVE home in Darrington, featuring spacious living areas, OPEN-PLAN kitchen, double GARAGE and a private garden with decking. Ideal for families seeking style, comfort, and village charm with excellent transport links.



### Entrance Hall

With a front entrance door, under stairs storage cupboard, gas central heating radiator and a UPVC double glazed window to the side aspect.

### Wc

With a low level flush WC, wash hand basin, laminate flooring and a gas central heating radiator.

### Study

7' 9" x 6' 4" ( 2.36m x 1.93m )

With two UPVC double glazed windows to the front and side aspect.

### Lounge

15' 11" x 14' 2" plus bay ( 4.85m x 4.32m plus bay )

With a UPVC double glazed bay window to the front aspect, electric fire and fitted shutters.

### Dining Room

10' 3" x 10' 7" ( 3.12m x 3.23m )

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

### Kitchen Diner

22' x 19' 5" ( 6.71m x 5.92m )

A fitted kitchen consisting of wall, base and drawer units with Quartz work surfaces over, Quartz splash back, integrated oven, steam oven, microwave, electric hob, extractor hood, ceramic sink, space for American fridge freezer, washing machine, dishwasher, under floor heating, 3 skylights, two gas central heating radiator, double doors to the rear and UPVC double glazed window to the rear aspect.

### Utility Room

7' 8" x 5' 1" ( 2.34m x 1.55m )

With fitted units, space for washing machine, ceramic sink, boiler, tiled flooring and door to the side.

### Landing

An airing cupboard and access to the part boarded loft with ladder access.

### Bedroom One

12' 4" to wardrobe x 10' 4" plus recess ( 3.76m to wardrobe x 3.15m plus recess )

With two UPVC double glazed windows to the front aspect, fitted wardrobes and a gas central heating radiator.

### Ensuite

A suite consisting of a low level flush WC, wash hand basin, walk in shower, extractor fan, heated towel rail, fully tiled, spot lights and a UPVC double glazed window to the front aspect.

### Bedroom Two

11' 7" x 10' 5" ( 3.53m x 3.17m )

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

### Bedroom Three

10' 3" x 10' 7" ( 3.12m x 3.23m )

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

### Bedroom Four

10' 10" to wardrobe x 8' 5" + recess ( 3.30m to wardrobe x 2.57m + recess )

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

### Bathroom

A suite consisting of a low level flush WC, wash hand basin with vanity unit, walk in shower, whirlpool bath, extractor fan, fully tiled, spot lights, heated towel rail and two UPVC double glazed window to the rear aspect.

### Front Garden

A tarmac driveway and lawn.

### Rear Garden

A lawned garden with a decked seating area, mature shrubs and fence surround.

### Double Garage

17' 7" x 17' 2" ( 5.36m x 5.23m )

With electric, roof storage and two doors.



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## Valley Gardens, Darrington Pontefract

- Four Bedroom Detached Home
- 1711 Square Foot
- Downstairs WC & Ensuite To Master Bedroom
- Utility Room & Study
- Large Driveway & Double Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: F

**£465,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON118954 - 0007

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