



**Riverside Lodge, Water Lane, Kirk Smeaton Pontefract WF8 3LD**



**welcome to**

**Riverside Lodge, Water Lane, Kirk Smeaton Pontefract**

\*\*\*GUIDE PRICE £850,000 - £875,000\*\*\* Six bedroom detached property comprising of three reception rooms, kitchen diner, utility room, family bathroom, ensuite, separate WC, double garage, driveway, rear garden, large balcony and separate annex fully self contained.



## Ground Floor

### Hallway

With a UPVC double glazed front entrance door, stairs to the first floor and a storage cupboard.

### Bedroom One

21' 5" x 10' 10" ( 6.53m x 3.30m )

With two UPVC double glazed windows to the rear aspect, a window to the side, open to the dressing room with fitted wardrobes and access to the ensuite and three oil heated radiators.

### Ensuite

A suite consisting of wall, base and drawer units with work surfaces over, wash hand basin set in a vanity, shower cubicle, fully tiled walls and flooring, extractor fan, an oil heated radiator and a UPVC double glazed window to the side aspect.

### Bedroom Two

15' 3" x 7' 8" ( 4.65m x 2.34m )

With two UPVC double glazed windows to the rear aspect and an oil heated radiator.

### Bedroom Three

11' 2" x 10' 3" ( 3.40m x 3.12m )

With a UPVC double glazed window to the side aspect and an oil heated radiator.

### Bedroom Four

11' 2" x 8' 10" ( 3.40m x 2.69m )

With a UPVC double glazed window to the front and an oil heated radiator.

### Bedroom Five/Study

10' 10" x 5' 1" ( 3.30m x 1.55m )

With a UPVC double glazed window to the front aspect and an oil heated radiator.

### Shower Room

A suite consisting of a low level flush WC, wash hand basin, shower, tiled flooring and a walls and an oil heated radiator.

## Utility Room

10' 1" x 8' 3" ( 3.07m x 2.51m )

With fitted kitchen units, tiled flooring, space for washing machine and tumble dryer, part tiled to walls, door to the garage, an oil heated radiator and a UPVC double glazed window to the side aspect.

## First Floor

### Wc

With a low level flush, wash hand basin, an oil heated radiator and a UPVC double glazed window to the side aspect.

### Lounge

21' 4" x 11' 1" ( 6.50m x 3.38m )

With a UPVC double glazed window to the front aspect, double glazed patio doors leading to the balcony, log burner, coving to the ceiling and an oil heated radiator.

### Sitting Room

15' 9" x 15' 5" ( 4.80m x 4.70m )

With three UPVC double glazed windows to three aspects, fitted book shelves and cupboards and two oil heated radiators.

### Kitchen/Diner

27' 10" x 9' 7" ( 8.48m x 2.92m )

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over with matching splash back, sink and half with drainer, 2x American fridge freezers, integrated electric hob, double oven and grill, tiled flooring, door to the balcony, spot lights to the ceiling, two oil heated radiators, a large UPVC double glazed window to the rear looking over garden/views and four UPVC double glazed windows to two aspects.

### Snug

15' 5" x 8' 9" ( 4.70m x 2.67m )

With UPVC double glazed sliding doors to the balcony and an oil heated radiator.

## Annexe

### Kitchen/Sitting

22' 11" x 10' 6" ( 6.99m x 3.20m )

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces with matching splash back, sink and drainer, integrated electric hob, double oven, extractor hood, spot lights to the ceiling, breakfast bar, UPVC double glazed French doors opening out on to large terrace and rear garden and two oil heated radiators.

### Bedroom Six

10' 3" x 10' 6" ( 3.12m x 3.20m )

With a UPVC double glazed window to the rear, oil heated radiator and tiled flooring.

## Walk In Wet Room

A wet room consisting of a low level flush WC, wash hand basin, shower, fully tiled walls and flooring, extractor fan, spot lights to the ceiling and an oil heated radiator.

## Storage Room

There is an attached very large storage room integrated externally to the annexe.

## Front Garden

A large block paved driveway, enclosed with walls and hedge around garden and shrub beds surround.

## Rear Garden

A large lawned garden, a large garden shed, large paved seating area with shrub beds.

## Garage

15' 10" x 15' 5" ( 4.83m x 4.70m )

With an electric door, inspection pit, door to the side and into utility room and a UPVC double glazed window to the front aspect. To the outside rear of the garage is a 1300 litre oil tank in a walled area.



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**Riverside Lodge Water Lane, Kirk Smeaton  
Pontefract**

- \*\*\*GUIDE PRICE £850,000 - £875,000\*\*\*
- Six Bedroom Detached Home
- Annex With Own Kitchen
- Ensuite To Master
- Balcony With Views

Tenure: Freehold EPC Rating: D  
Council Tax Band: G

guide price

**£850,000 - £875,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON118985 - 0007

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