



Woodland Cottage, Off Wentbridge Lane, Hillthorpe, Thorpe Audlin, Pontefract, West Yorkshire, WF8 3EH

Park Row

Offers Over £400,000
Hillthorpe, Thorpe Audlin, Pontefract



Welcome to this exquisite detached dormer bungalow, a unique property built in 2012 for its current owners, nestled within approximately 0.75 acres of enchanting grounds, and embraced by private woodland. Situated in the tranquil hamlet of Hillthorpe, Thorpe Audlin, this charming home offers the perfect blend of modern living and rural serenity.

Designed with flexibility in mind, the bungalow offers three spacious double bedrooms, one of which boasts en-suite facilities. Alternatively, one of these rooms can be adapted to suit your needs as an additional reception room or a dedicated home office space, providing the ideal setup for today's lifestyle.

Surrounded by breath-taking countryside, this home is a haven for couples and families who cherish privacy and a deep connection with nature. Here, you can truly unwind and immerse yourself in the peaceful beauty of the outdoors, all within the comfort of your own private sanctuary. Whether you're looking for a serene retreat or a family home with room to grow, this property offers a unique opportunity to live in harmony with nature while still enjoying all the comforts of modern living.

Woodland Cottage



GROUND FLOOR ACCOMMODATION

Entrance

Composite entrance door with double glazed frosted panel leading into:

Entrance Hallway

16'7" m x 9'1" (5.06 m x 2.79m)

With stairs giving access to the First Floor Accommodation with timber spindles and balustrade. Handy understairs storage cupboards housing electric central heating boiler and hot water storage, central heating radiator, ceiling downlighters and doors leading off.





Living Room

19'7" x 13'3" (5.98m x 4.04m)

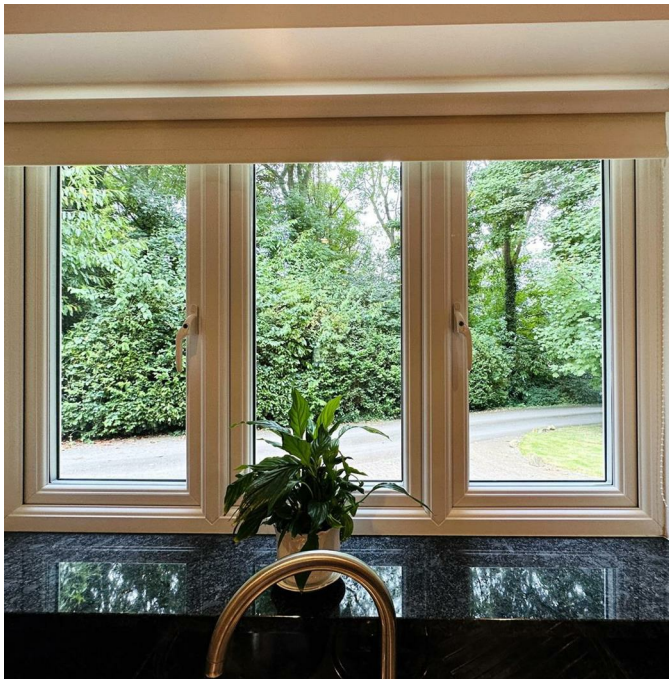
UPVC double glazed patio doors open onto a tranquil patio area, perfect for breakfast or lunch, and further UPVC double glazed patio doors giving access to the front elevation with full height windows to either side. Access to the loft, ceiling downlights, central heating radiator and television point. Aperture leads into:



Breakfast Kitchen

16'7" max x 9'1" max (5.06 max x 2.79 max)

Having a range of solid oak base and wall units with decorative brushed steel handles and square edge granite worktops with matching upstands and window sill. Four ring 'Neff' electric hob with granite splashback and 'Neff' electric extractor over with built-in downlighters. One and a half drainer 'Franke' sink with brushed steel mixer taps over. 'Neff' fan assisted electric oven, microwave and plate warmer. Integrated slimline dishwasher, integrated washing machine and integrated fridge freezer. Ceiling downlighters, uPVC double glazed window to the front elevation, central heating radiator, further uPVC double glazed window to the rear elevation and ceramic floor tiling. Aperture leading to Living Room. Composite entrance door with double glazed frosted panel leading out to the side elevation.





Bedroom One

16'7" max x 13'1" max (5.08 max x 4.00 max)

Flooded with natural light, having uPVC double glazed windows to three aspects. Television point, central heating radiator and ceiling downlighters.



Shower Room

7'2" x 3'11" (2.19m x 1.20m)

Walk-in shower cubicle with sliding glass door and chrome handle, housing mains shower with chrome fittings. Wall mounted electric extractor fan, vanity wash hand basin with chrome mixer tap over set into a granite work top with storage beneath in a wood grain effect finish with chrome handles. Low flush w.c with concealed cistern and chrome heated towel rail. Ceiling downlighters, uPVC double glazed frosted window to the rear elevation. Tiled to ceiling height to all walls including ceramic floor tiling.





Bedroom Two

13'5" max x 12'3" max (4.11 max x 3.74 max)

(Being 'L' shaped) Central heating radiator and uPVC double glazed window to the front elevation.

Door leads to:





En-Suite Bathroom

6'4" x 5'6" (1.95m x 1.68m)

Having a modern white suite comprising: bath with traditional style chrome mixer taps over and integrated shower attachment. Vanity wash hand basin with chrome mixer tap over set into a granite worktop with storage beneath in a wood grain effect finish with chrome handles. W.C with concealed cistern, tiled to ceiling height to all walls including high gloss ceramic floor tiles. Electric shaver point and 'Velux' uPVC double glazed window to the rear elevation. Wall mounted electric extractor fan and chrome heated towel rail.

FIRST FLOOR ACCOMMODATION

Bedroom Three

20'1" x 9'10" (6.14m x 3.00m)

Having two uPVC double glazed windows to the front elevation, timber spindles and balustrade, exposed floorboards and substantial under eaves storage and ceiling downlighters. Central heating radiator.



EXTERIOR

This charming property is nestled in a secluded location, accessed via a private driveway that meanders through enchanting woodlands. The approach opens to a spacious, block-paved parking area, offering ample parking for multiple vehicles. The property is surrounded by a beautifully maintained wraparound garden, primarily laid to lawn, and enclosed by laurel hedging and rear fencing, ensuring privacy.

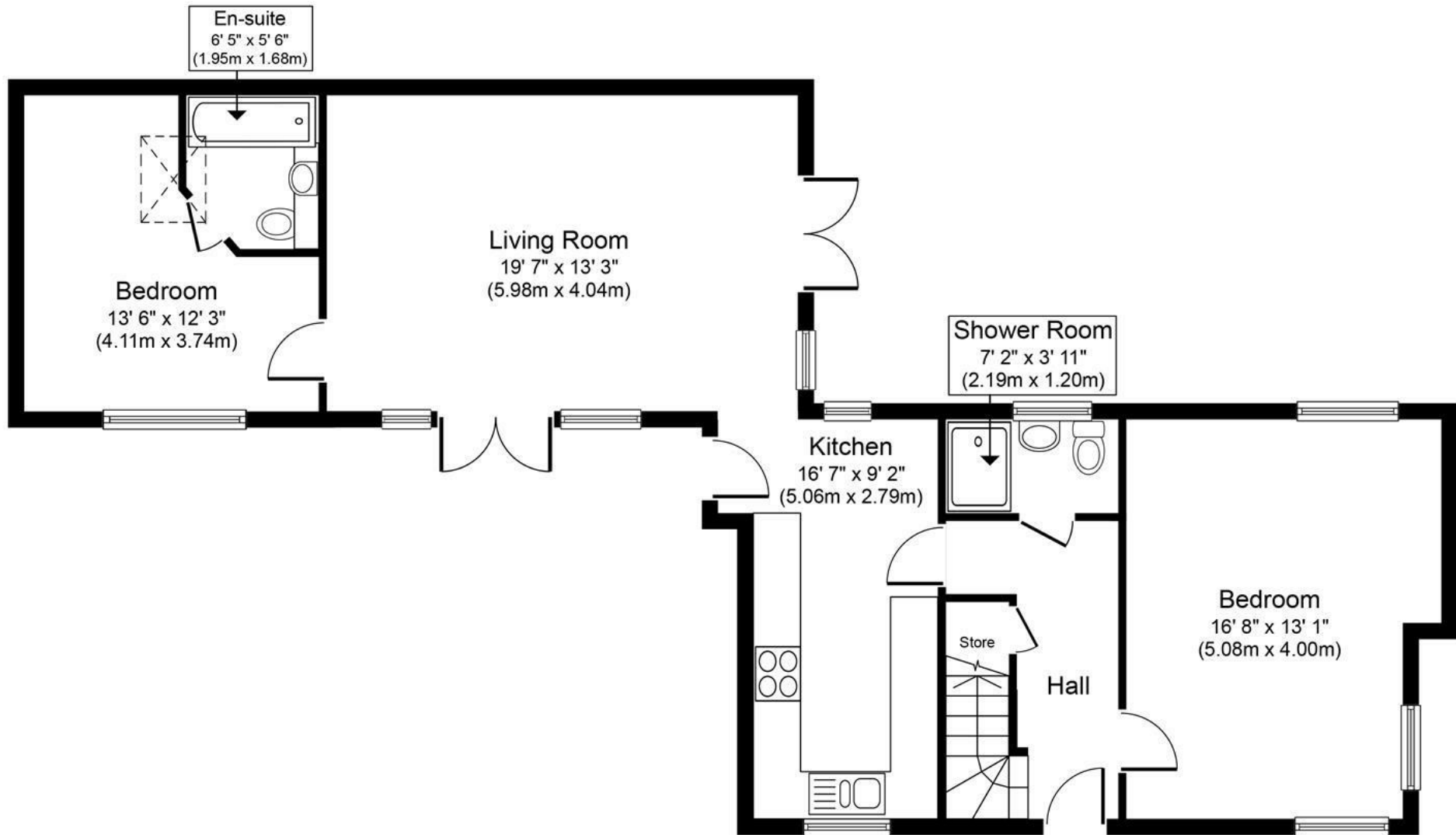
Steps lead down to a generously sized flagged patio area, perfect for outdoor entertaining, with a PIR-operated floodlight and convenient outdoor power point and taps. The garden also features mature trees and partial herbaceous borders, adding to its natural appeal. The property benefits from owning a portion of the adjacent woodland, further enhancing the sense of tranquillity. Additionally, a garden hut is perfect for garden equipment and to store patio furniture during the winter months. PIR-operated courtesy lanterns by the front door and living room French doors provide both safety and ambiance.







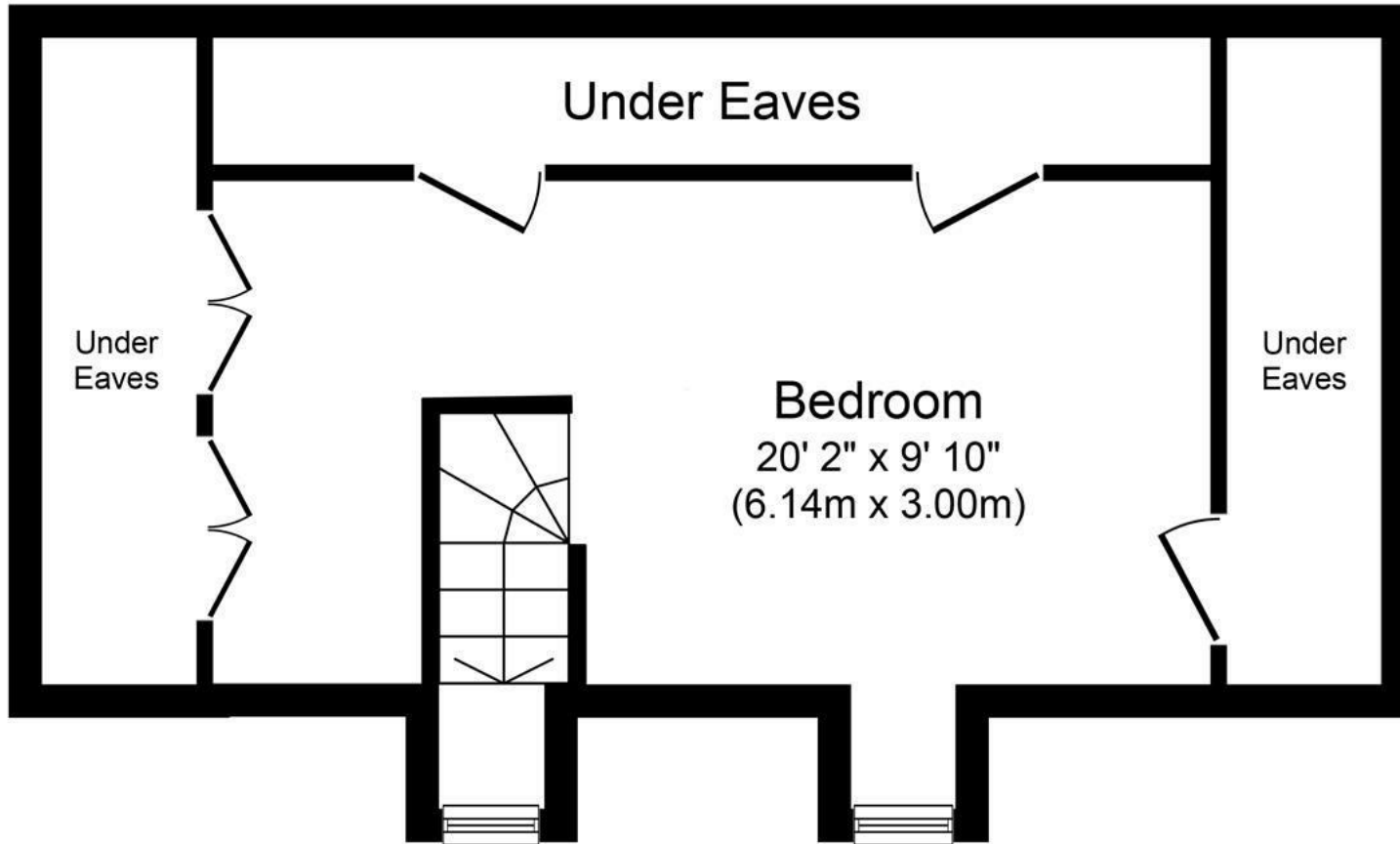




Ground Floor
Approximate Floor Area
894 sq. ft.
(83.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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First Floor
Approximate Floor Area
363 sq. ft.
(33.8 sq. m.)

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Park Row

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements. Your home is at risk if you do

not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :
 Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
 Friday - 9.00am to 5.30pm
 Saturday - 9.00am to 5.00pm
 Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
 GOOLE - 01405 761199
 SHERBURN IN ELMET - 01977 681122
 PONTEFRACT - 01977 791133
 CASTLEFORD - 01977 558480

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
 Local Authority: Wakefield Council
 Tax Banding: D

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains
 Gas: Mains
 Sewerage: Private Sewerage Treatment Plant
 Water: Mains

Broadband: Superfast
 Mobile: 4G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources.

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VIEWINGS

Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



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