



White Rose House  
Darrington





# White Rose House, White Rose House Valley Road

Darrington, Pontefract, WF8 3BT



This individually designed and flexible four bedroom detached family home exudes quality and offers substantial accommodation and space both inside and out.

Situated in the ever popular and sought after village of Darrington, offered to the market with no onward chain and located close to local and national transport links, this individually designed and flexible four bedroom detached family home exudes quality and offers substantial accommodation and space both inside and out.

This highly desirable family home comprises to the first floor; entrance porch and hallway, generous living room with windows to the front and door to the rear, a separate sitting room, a beautiful and spacious modern fitted kitchen with garden room extension, ideally positioned to take advantage of the large and extensive rear garden. There are four bedrooms, one with en suite, and a modern fitted family bathroom.

A staircase leads to the ground floor where there is a further two rooms, which would be ideal for a family annex or granny flat, with a separate en suite shower room and sauna room.

Externally to the front of the property there is a long private driveway providing off street parking for multiple cars, a large detached double garage with electric and light with an electric roll up door. Private gardens extend from the side of the property and lead to the substantial rear garden which extends away from the property up to open countryside to three sides. There is a beautiful and private patio seating area and elevated water feature/pond.

This perfect family home is situated on the outskirts of Darrington, within close proximity to local and national transport links. Darrington enjoys two local pubs, a shop and Darrington Golf Course all within walking distance, further amenities can be found in the nearby town of Pontefract. There are a number of well-regarded local schools, both private and state schools and nurseries.









## ACCOMMODATION

### ENTRANCE PORCH

Entrance door, solid oak wooden door leading into an entrance hallway,

### ENTRANCE HALLWAY

Gas central heating radiator, ceiling coving, LED ceiling spotlights.

### LIVING ROOM

Accessed via wooden double doors with frosted window panes. Two UPVC double glazed windows to the front, door leading into the garden room extension, ceiling coving, ceiling spotlights and solid fuel wood burning fire on a marble hearth with marble surround. Two gas central heating radiators.

### SITTING ROOM

Single glazed door leading to the garden room extension. Laminate flooring, traditional ceiling coving, gas central heating radiator.

### OPEN PLAN KITCHEN & GARDEN ROOM

Ceramic tiled floor, integrated Neff American style fridge freezer, granite worktops, Franke 1 1/2 bowl sink with mixer tap, integrated Neff microwave oven and grill, integrated Neff plate warmer, five ring gas burning Neff hob with Neff extractor fan, granite splashback, integrated wine cooler, LED ceiling spotlights, LED downlights. Opens into the magnificent garden room extension with UPVC double glazed windows to the side and rear, UPVC double glazed French doors leading out to the rear garden. The kitchen has UPVC double glazed bi-folding doors to the rear garden. Door leading into the utility room.

### UTILITY ROOM

Tiled flooring, integrated Siemen's dishwasher, space and plumbing for a combi washer/dryer, 1 1/2 bowl Franke sink with glass splashback, LED ceiling spotlights, UPVC double glazed door to the side with frosted window pane, door into the w.c. and space/plumbing for an additional fridge.

### W.C.

Tiled floor, partially tiled walls, two piece suite in white comprising ceramic sink with mixer tap, chrome ladder heated towel rail, low level flush w.c., ceiling coving and vanity unit.

### BATHROOM/W.C.

Modern and neutral suite comprising shower with tiled splashback and surround. Low level flush w.c., ceramic sink with taps, bath with tiled surround, LED ceiling spotlights, extractor fan and UPVC double glazed frosted window to the side.

### BEDROOM ONE

Two UPVC double glazed windows to the front and UPVC double glazed window to the side providing beautiful views over open countryside. Fitted wardrobe storage. Gas central heating radiator and ceiling coving. Door to the beautiful en suite/w.c.

### EN SUITE BATHROOM/W.C.

Shower with rainfall attachment and shower head attachment, tiled floors, tiled walls, twin ceramic sinks with mixer taps, full size Jacuzzi style bath with rainfall head attachment, low level flush w.c. and a chrome ladder heated towel rail. LED ceiling spotlights and extractor fan.

### BEDROOM TWO

Two UPVC double glazed windows to the front, ceiling coving, gas central heating radiator.

### BEDROOM THREE

UPVC double glazed window to the side, fitted wardrobe storage with overhead storage, ceiling coving and gas central heating radiator.









#### BEDROOM FOUR

Fitted wardrobes, UPVC double glazed window to the side, gas central heating radiator and ceiling coving.

#### LANDING AREA

Staircase leading down to the basement annex accommodation. Wardrobe.

#### ANNEX LIVING ROOM

Two UPVC double glazed windows to the front and UPVC door to the front. Ceiling coving, gas central heating radiator.

#### ANNEX GYM

UPVC double glazed window to the front and gas central heating radiator. Built in storage.

#### ANNEX SHOWER ROOM

Three piece suite comprising ceramic sink with mixer tap and storage, shower with tiled splashback and a low level flush w.c. Tiled walls and flooring. Central heating radiator and chrome ladder heated towel rail.

#### ANNEX SAUNA

A two person traditional sauna.

#### OUTSIDE

At the front there is a long and sweeping driveway providing excellent privacy and multiple off street parking. There is a detached double garage with electric and light. Off street parking to the front for multiple cars. The garden extends to the side and rear of the property with gated access to the other side. To the rear there is a flagged patio seating area, which extends from the side of the property and steps lead up to a further flagged patio seating area, which is slightly raised. There is a pond and water feature. A beautiful and private garden of a substantial size extends away from the property up towards open countryside and provides stunning views and is lined to either side with mature trees and a wildlife area to the rear. The garden is fully enclosed and would be ideal for any growing family. Farmers fields surround the side and rear of the property providing beautiful open aspect and stunning countryside views.

#### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"A few of our thoughts about the joys of living at White Rose House: A relaxing sauna on a cold winters night, the surprise of seeing a family of deer feeding in the garden early in the morning, garden parties and barbeques for family and friends, our son rehearsing with his band in the teenager room downstairs, regular workouts even during lockdown in the downstairs gym, cosy nights by the fire - watching a movie with a glass of wine, stargazing around the firepit on a clear balmy night, brunch and the Sunday papers in the Orangery. Putting these thoughts together has made us realise how hard it will be to leave this place!!"

#### COUNCIL TAX BAND

The council tax band for this property is F.

#### EPC RATING

To view the full Energy Performance Certificate please call into one of our six local offices.

#### VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

#### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

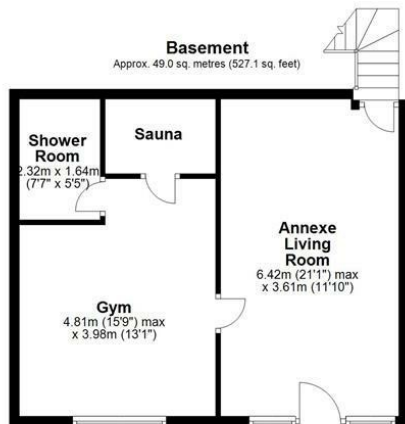
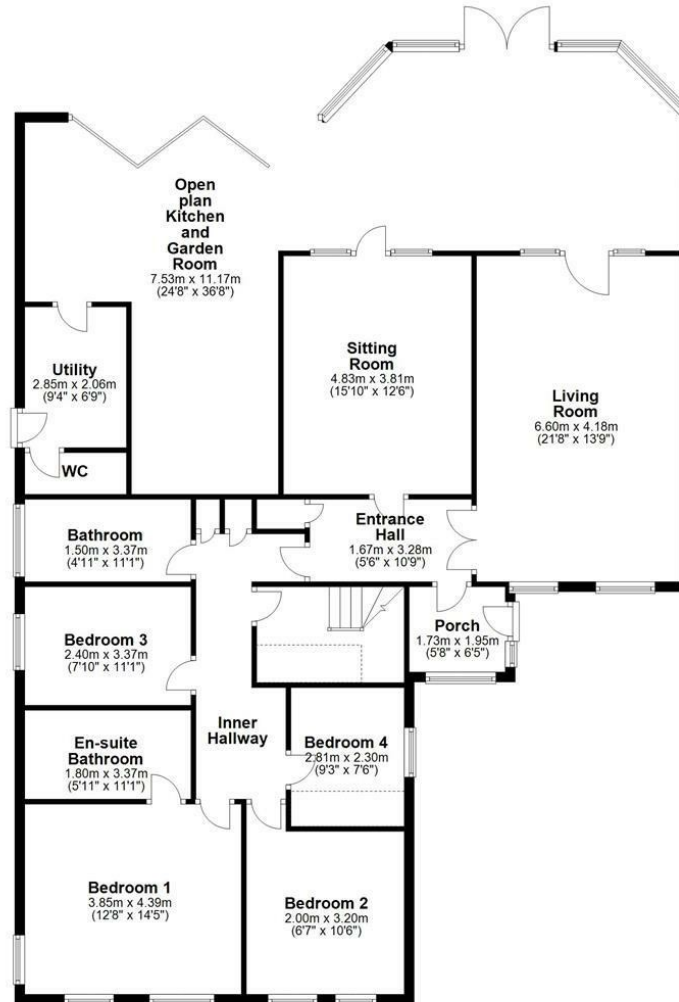








**Ground Floor**  
Approx. 199.9 sq. metres (2151.3 sq. feet)



Total area: approx. 248.8 sq. metres (2678.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		67	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES AT:

WAKEFIELD PONTEFRACT & CASTLEFORD OSSETT HORBURY NORMANTON



15 Cornmarket, Pontefract  
WF8 1AN  
Tel: 01977 798844

Email: mail@richardkendall.co.uk  
[www.richardkendall.co.uk](http://www.richardkendall.co.uk)

OTHER INFORMATION

**IMPORTANT NOTE TO PURCHASERS**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**MORTGAGES**

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,  
Pontefract & Castleford office 01977 798844  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

**FREE VALUATION**

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

**PROPERTY ALERTS**

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

**CONVEYANCING**

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.