



Broom Cottage

61a Pontefract Road, Pontefract





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61A Pontefract Road, Pontefract, WF7 7LN



A stunning detached family home set on a plot extending to around 0.35 acres, comfortable and beautifully finished family home with the practical hub with living dining kitchen and five bedrooms (three with en suite shower room/w.c's).

A stunning five bedroom detached family home situated in this highly sought after locality with fantastic views to the rear and finished to an impressive luxurious standard, set on a private plot extending to around 0.35 acres.

With sealed unit double glazed windows and a gas fired central heating system that provides zoned underfloor heating to the ground floor and radiators to the first floor, this comfortable and beautifully finished family home is approached via a welcoming central reception hall. The main living room is situated to the rear with windows and French doors taking full advantage of the southerly views over the gardens and countryside beyond. There is a fully fitted cinema room in addition that has a media room and w.c. off to the side. There is also a substantial separate office room, whilst the practical family hub of this lovely home is the living dining kitchen that has been thoughtfully fitted to an excellent standard, again taking full advantage of the views to the rear. A side entrance hall, utility room and a further downstairs w.c. complete the ground floor accommodation.

To the first floor the principal bedroom is of grand proportions and has a juliet balcony to the rear alongside its own dressing room and a particularly well proportioned and lavishly appointed en suite. There are two further double bedrooms each having their own en suite facilities with the final two double bedrooms being served by the particularly well-appointed family bathroom/w.c. Outside, automated gates open up onto a broad block paved parking/turning area, which in turn leads up to double and single garages. To the rear of the house there is a lovely garden with paved and composite decked seating areas alongside a fully fitted outdoor kitchen ideal for outside entertaining. The expansive lawn is bordered by well stocked beds and borders.

The property is situated in this highly sought after location in the heart of the village within easy reach of a good range of local facilities. A broader range of amenities are available in the nearby town centre of Pontefract and the national motorway is readily accessible.









## ACCOMMODATION

### RECEPTION HALL

Wide front entrance door with side screens, solid wood flooring, additional window to the side, stairs to the first floor with understair cupboard, fitted cloaks rack.

### LIVING ROOM

A lovely sized room with bay window and French doors out to the patio taking full advantage of the views over the gardens and countryside beyond, brick fireplace with a stone hearth housing a cast iron wood burning stove with heavy wooden mantle, matching the wooden beamed ceiling.

### OFFICE

Windows to both the rear and side, heavy wooden beam to the ceiling.

### CINEMA

Staged reclining seating and built in media cabinets, two boarded off windows to the side, which could easily be reinstated. Media room with networking cabinets and provision for a drinks fridge.

### W.C.

Frosted window to the side. Fitted with a two piece cloakroom suite comprising low suite w.c. and pedestal wash basin.

### LIVING DINING KITCHEN

Forming the practical hub of this lovely family home. Two windows to the front, further window to the rear and a triple set of bi-folding doors with encapsulated blinds out to the decked seating area overlooking the gardens. To the kitchen area there is a bespoke range of fitted units with solid granite worktops and matching island unit. Inset composite sink unit with mixer tap, four ring AEG induction hob with filter hood, integrated AEG oven and matching microwave, provision for a side by side American style fridge freezer, separate wine fridge, integrated dishwasher and breakfast bar. The adjoining dining area flows straight out onto the decked patio area. Integrated bluetooth music system.

### SIDE ENTRANCE HALL

UPVC external door to the side, further bespoke fitted cupboards.

### UTILITY ROOM

Window to the side, continuation of the fitted units with a granite worktop with space and plumbing for a washing machine, space for a tumble dryer.

### W.C.

Fully tiled walls and floor. Fitted with a modern two piece cloakroom suite comprising vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Chrome ladder style heated towel rail and extractor fan.

### FIRST FLOOR LANDING

### PRINCIPAL BEDROOM

Window to the front, Juliet balcony and double French doors to the rear, two contemporary style central heating radiators, provision for a wall mounted television, fitted dressing table with matching drawers.

### DRESSING ROOM

Fitted with a good range of wardrobes, shelves and drawers.

### EN SUITE/W.C.

Two frosted windows to the front, tiled walls and floor, fitted with a striking four piece white and chrome suite comprising freestanding bath with shower attachment, wide shower cubicle with twin head shower and glazed screen, twin vanity wash basins with drawers under and low suite w.c. with concealed cistern. Ladder style heated towel rail, extractor fan.









## BEDROOM TWO

Window taking full advantage of the views over the rear garden and countryside beyond. Contemporary style central heating radiator.

## EN SUITE/W.C.

Tiled walls and floor. Fitted with a modern three piece white and chrome suite comprising walk in shower with glazed screen and twin head shower, vanity wash basin with drawers under and low suite w.c. Ladder style heated towel rail, illuminated mirror and a window taking in the views to the rear.

## BEDROOM THREE

Window to the front and a double central heating radiator.

## DRESSING AREA

Further central heating radiator.

## EN SUITE/W.C.

Window to the front, tiled walls and floor. Fitted with modern white and chrome three piece suite comprising walk in shower with glazed screen and twin head shower, vanity wash basin with drawers under and low suite w.c. Heated towel rail and extractor fan.

## BEDROOM FOUR

Window enjoying the views to the rear and contemporary style central heating radiator.

## BEDROOM FIVE

With views to the rear and a modern central heating radiator.

## FAMILY BATHROOM/W.C.

Two frosted windows to the front, tiled walls and floor. Fitted with a lovely four piece white and chrome suite comprising freestanding bath with shower attachment, separate shower cubicle with twin head shower and glazed screen, vanity wash basin with drawers under and low suite w.c. Extractor fan and heated towel rail.

## OUTSIDE

Automated gates lead up to a broad block paved parking and turning area, which to the front has a detached double garage and to the side has a further single garage. The gardens are well kept and well stocked with a good variety of shrubs and tall hedges for privacy. To the side of the single garage there is a further Indian stone paved gated area ideal for additional parking or storage of a caravan/both if required. To the rear of the house there is a lovely garden with a very pleasant southerly aspect with stone paved and composite decked seating areas taking full advantage of the views making it an ideal outside entertaining space. To the side of the patio there is an outdoor kitchen under a rosemary tiled gazebo with a built in gas BBQ, fridge, sink and pizza oven. The lawned back garden extends from the patio seating areas and is bordered by an array of shrubs. In total, the property stands on a plot extending to around 0.35 acres.

## COUNCIL TAX BAND

The council tax band for this property is G

## EPC RATING

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

## FLOOR PLANS

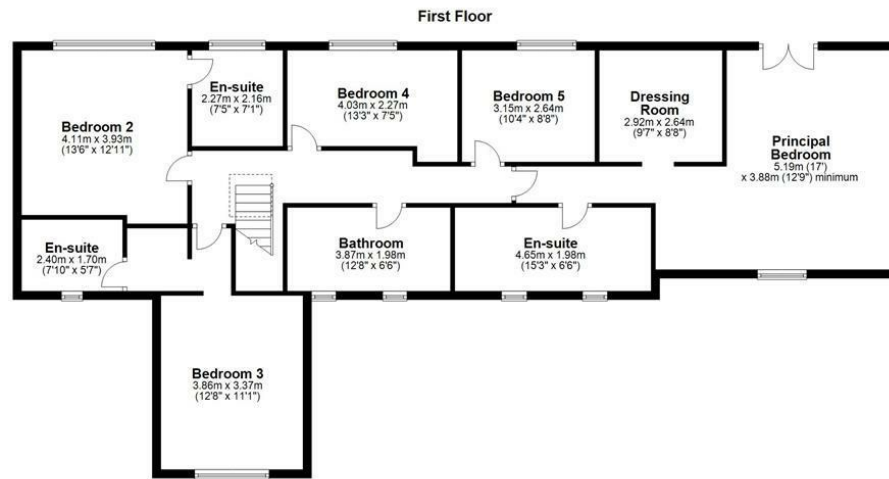
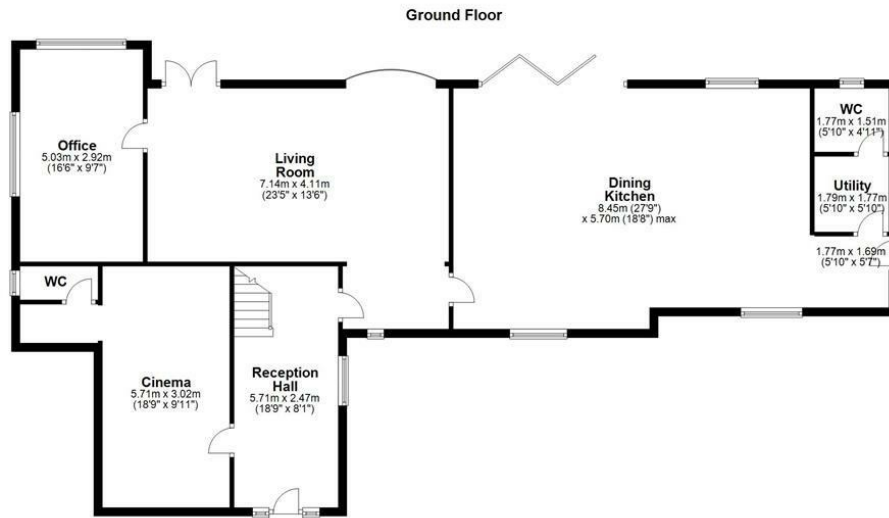
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

## VIEWINGS

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







**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.

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

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>77</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>62</b>	
England & Wales	EU Directive 2002/91/EC

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