



Wrangham

Philips Lane, Darrington, Pontefract



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Darrington, Pontefract, WF8 3BH



Situated on this impressively large and private plot in the very much sought after village of Darrington sits this generously sized, individually built detached family home, which is ready for a new buyer to make it their forever home.

Wrangham is a uniquely designed and build family home, with ample space and multiple reception rooms, the property offers exceptionally flexible accommodation, ideal for any large family. Situated on this impressively large and private plot in the very much sought after village of Darrington sits this generously sized, individually build detached family home which is ready for a new buyer to make it their forever home.

The sizeable accommodation is skilfully arranged over two floors and comprises to the ground floor of a modern garden room extension, leading to a grand entrance room which provides access to all lower floor accommodation and via French doors to the front, access to the stunning garden. The property has a generously sized formal living room with windows allowing views over the front garden, a separate dining room with serving hatch to the wonderful modern fitted kitchen which in turn has a cosy breakfast room. There are three bedrooms to the ground floor, all with fitted wardrobes and hand wash basins, and a home office ideal for those working from home. There is a downstairs family bathroom and two separate guest w.c.s as well as a sizeable utility room and double garage which has power and light as well as an electric car charging port, compressor, wall mounted television point and telephone. To the first floor there is a landing which provides access to a double bedroom with en suite shower room, and an impressive main bedroom with walk through wardrobe, balcony with views over the front garden and a large en suite bathroom with balcony to the rear.

Externally the property is accessed via a private drive with pedestrian and car detection sensors to alert the owners of any approaching pedestrian or vehicle, this then leads to a sizeable courtyard, providing off street parking for multiple cars and other vehicles and allowing access to the double garage. There is also an outside toilet with w.c., sink with hot and cold taps and heated hand drier.

The property enjoys gardens to three sides with a beautifully manicured lawn situated to the traditional front of the property, with mature trees and shrubs providing a fantastic degree of privacy. There is a raised stone flagged seating area, ideal for sitting out on warm summer evenings. There are further twin detached garages both with electric and lighting installed, a greenhouse and Portakabin workshop with electric, lights, television point and telephone.

This majestic property is situated in the highly sought after village of Darrington, which is well served by a number of highly-regarded local schools, local convenience shops and pubs, ideal for village life. The property also enjoys a number of local and national transport links making this location perfect for those looking to commute further afield. Further schools and amenities can be found in the neighbouring villages of Badsworth, Wentbridge, Ackworth and Thorpe Audlin, with Pontefract only a short drive away.

This wonderful family home must be viewed to be fully appreciated and viewings can be arranged via our Pontefract Branch.





ACCOMMODATION

SUN ROOM

UPVC double glazed French door with UPVC double glazed windows leads into a sun room with telephone and wall mounted television point, UPVC double glazed windows to the rear and sides, further UPVC double glazed French doors, tiled floor, internal doors leading into porch area with a further set of French doors into the entrance hall.

ENTRANCE HALL

Doors to w.c, dining room, living room and kitchen. Staircase to the first floor landing, double glazed French doors lead out to the garden. Two gas central heating radiators, two storage cupboards, freestanding television point and telephone. Archway into a further hallway.

HALLWAY

Provides access to bedrooms and bathroom/w.c.

BEDROOM THREE

Gas central heating radiator, built in fitted storage including wardrobes, drawers and a sink with vanity unit with hot and cold taps. Freestanding television point and telephone.

BEDROOM FOUR

UPVC double glazed front window, gas central heating radiator, fitted wardrobe storage, vanity unit and sink with hot and cold taps. Freestanding television point and telephone.

BEDROOM FIVE

UPVC double glazed window to the side garden, gas central heating radiator, fitted wardrobe storage, drawers and a vanity unit with sink having hot and cold water along with in built mirror. Freestanding television point and telephone.

DOWNSTAIRS BATHROOM/W.C.

Four piece coloured suite with a bath having shower facilities and tiled splashback, traditional bidet, low level flush w.c., ceramic sink with mixer tap, tiled walls and floor, ladder heated towel rail, television point.

OFFICE

UPVC double glazed window to the rear, gas central heating radiator and ceiling coving. Wall mounted television point and two telephones.

DINING ROOM

UPVC double glazed window to the rear and side, gas central heating radiator and ceiling coving. Traditional ceiling hatch through to the kitchen and internal French doors with window pane leading from the hallway. Freestanding television point and telephone.

LIVING ROOM

UPVC double glazed window to the front providing beautiful views over the large private garden, UPVC double glazed patio doors leading out onto the Indian stone patio. UPVC double glazed window to the side, two gas central heating radiators. Beautiful fireplace sat on marble hearth making a stunning centrepiece for the room. Freestanding television point and two telephones.

KITCHEN

Kitchen units, integrated fridge, Neff double oven and grill, six ring gas burning hob and integrated dishwasher, double sink with waste disposal mixer tap and boiling hot water tap, extractor fan and splashback, UPVC double glazed windows to the rear, ceiling coving and archway into the breakfast room. Freestanding television point and telephone.

BREAKFAST ROOM

UPVC double glazed window to the front, gas central heating radiator, ceiling coving and telephone.

PORCH

Solid wood French doors to the rear providing access for the parking. Gas central heating radiator. Door to utility room.





UTILITY ROOM

UPVC double glazed windows to the front, space and plumbing for large separate dryer and washing machine. Metallic two bowl sink with mixer tap, space and plumbing for a freezer and separate fridge, gas central heating radiator, plumbing for a further washing machine. Worcester boiler. Telephone. Doors to storage room, double garage and w.c.

DOUBLE GARAGE

Double width electric door to the front, UPVC double glazed frosted windows to the front and side, space and plumbing for a large American style fridge freezer, electric and light. The room itself provides flexible storage accommodation ideal for those with classic cars or potential to be converted for any other uses. Electric car charging port. Compressor. Wall mounted television point and telephone.

FIRST FLOOR LANDING

Leading to two further bedrooms both with en suite facilities.

BEDROOM ONE

Accessed via an internal hallway with mirrored sliding doors opening to deceptively spacious walk in wardrobe and then a further door leads to the main bedroom. UPVC double glazed sliding glass door to the front providing access to a balcony enjoying views over the garden, UPVC double glazed window to the front, ceiling coving, gas central heating radiator, fitted wardrobe storage and desk vanity unit, door into the en suite/w.c. Wall mounted television point and telephone.

EN SUITE/W.C.

Fully tiled floor, partially tiled walls, bath with shower facilities, chrome ladder heated towel rail, bidet, low level flush w.c., ceramic sink with mixer tap with built in storage and vanity unit. UPVC double glazed frosted sliding doors out onto the balcony at the rear. T.v. point and telephone point. Wall mounted television point and telephone.

BEDROOM TWO

Dual aspect with UPVC double glazed to the front and rear, coving to the ceiling, gas central heating radiator, freestanding wardrobes and storage. Door leading to the en suite/w.c. Television point and telephone.

EN SUITE/W.C.

Three piece suite with a walk in shower with tiled surround, chrome ladder heated towel rail, tiled floor, UPVC double glazed frosted window to the rear, low level flush w.c. and ceramic sink with tap.

TELEPHONES

All the telephones mentioned give access not only to a land line(s) but also act as an internal communication between rooms.

OUTSIDE

Externally the property is accessed via a private driveway with car sensor cameras which alert the occupier of any approaching vehicle. This leads to a large courtyard providing off street parking for multiple cars and leads to the attached double garage with lights, electric and a high speed car charging port. There are gardens to both sides which have trees and mature shrubs which provide a great degree of privacy to the garden. To the traditional front of the property there is a beautifully manicured lawn which extends the full width of the property and is a wonderfully private space and ideal for large garden parties and large families with pets. There are two further twin garages with lights and electric, a greenhouse and additional workshop. To the rear of the property there is a raised patio seating area, perfect for entertaining. Access to outside w.c. with w.c. and wash basin.

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

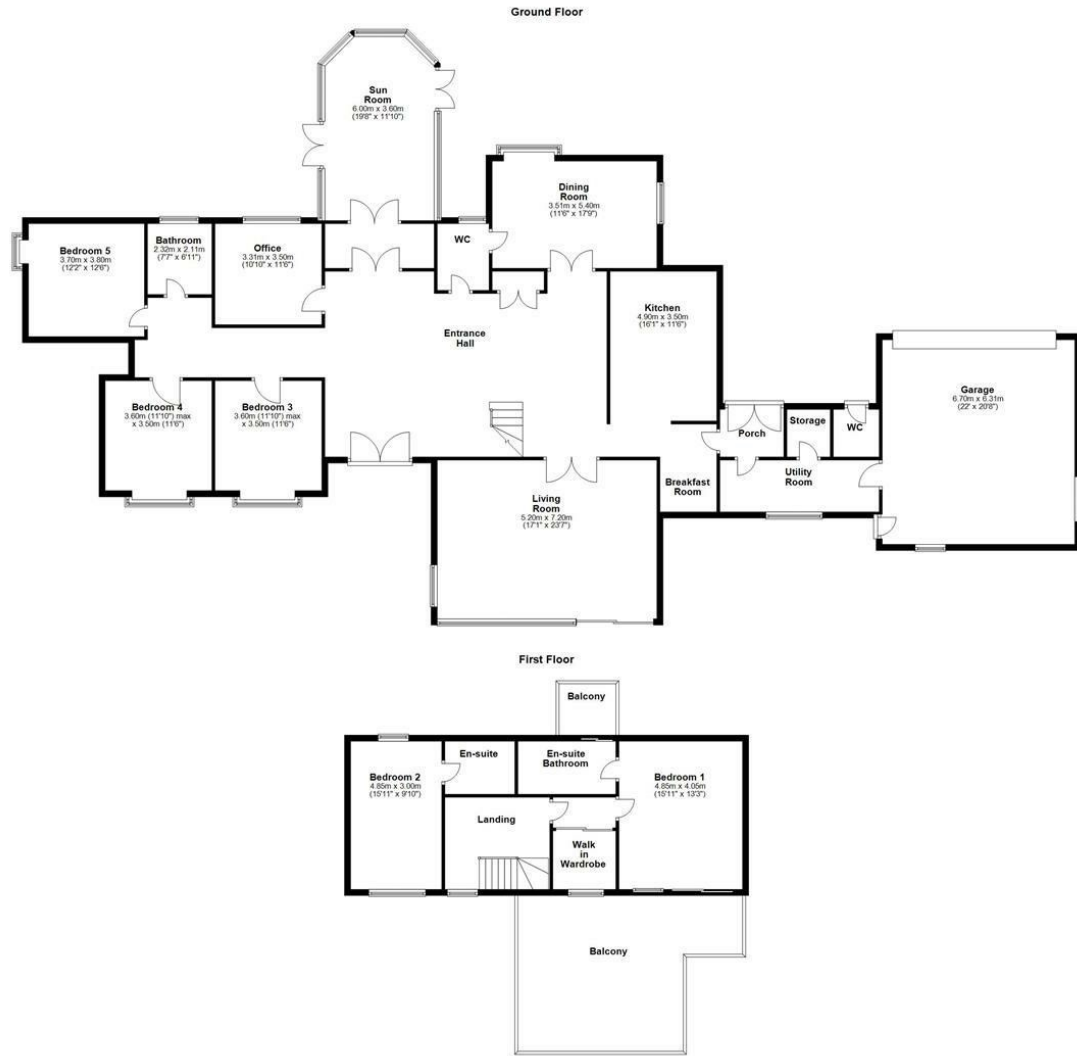
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

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







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(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		

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OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS

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