

37 Darrington Road
East Hardwick, Pontefract



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East Hardwick, Pontefract, WF8 3DS



This recently built executive home has been constructed to exacting standards, offering an abundance of space and natural light throughout. Situated on a generous plot in the heart of the charming village of East Hardwick, with picturesque views of the village church and surrounding countryside.

Set over three floors this distinctive family home is entered by a spacious entrance hall with a separate lounge and impressive open plan living/dining/kitchen space leading through to a useful utility and downstairs WC. There is also access through to an integral garage. To the first floor are four well proportioned bedrooms, as well as the beautifully appointed house bathroom. The principal bedroom occupies the second floor, boasting en-suite facilities and an expertly crafted range of built in bedroom furniture.

Externally and to the front of the property is a generously sized paved driveway providing ample off street parking for several vehicles, this leads to the larger than average garage with power and light. An electric vehicle charging point is located to the front of the garage. A path leads down the side of the house with gated access off to both to the rear garden and to a separate plot of land which comes with the property [approximately 0.12 acres]. Whilst not suitable for development purposes this makes excellent additional garden space. The rear garden itself stretches to an impressive length and offers an excellent degree of privacy. A paved patio seating area with superb views of the village church provides an idyllic setting for al fresco dining. The garden is enclosed with fence boundaries and the large, flat lawned area creates the perfect space for children to play.

East Hardwick is a small, picturesque village known for its rural charm and tranquil atmosphere. Surrounded by open countryside, it offers scenic views, including a historic village church. Despite its tranquil setting, East Hardwick is well connected to nearby towns like Pontefract, Darrington, and Ackworth, which provide access to essential amenities. The village is also conveniently located near major road networks, including the A1 and M62, making it an ideal spot for commuters seeking a blend of countryside living and accessibility.

Even the most discerning buyers will be impressed by the high specification and exemplary presentation of this three storey property, boasting luxury features throughout such as: high quality kitchen with range of inbuilt 'Neff' appliances, underfloor heating throughout the ground floor with Heatmiser Smart Room thermostat controls, changeable lighting, principal top floor bedroom suite with en suite facilities, and plush carpeting throughout.





ACCOMMODATION

ENTRANCE HALL

Composite glazed front entrance door with UPVC double glazed adjacent window leading into the light and airy entrance hall. Tiled flooring with underfloor heating, stairs to the first floor, spotlights to the ceiling, UPVC double glazed window to the side, useful understairs storage cupboard and doors leading to the living room and open plan living dining kitchen.

LIVING ROOM

UPVC double glazed window to the front, quality plush carpet with underfloor heating, television point and spotlights to the ceiling.

OPEN PLAN LIVING DINING KITCHEN

Stylish modern handleless wall and base units with quartz work surface over incorporating inset stainless steel sink with Quooker swan neck tap, four ring induction hob with extraction unit over and full range of integrated appliances including in built electric oven with in built microwave oven above, full size Neff dishwasher and full size fridge/freezer. Sizable kitchen island offering ample seating, feature smoke mirrored splash backs, spotlights, tiled flooring with underfloor heating. Living dining area with feature ceiling lights, useful understairs storage cupboard and five leaf feature aluminium bi-folding doors with views over the lengthy rear garden and pleasant outlook of the village church and beyond. Door leading through to the utility.

UTILITY

Continuation of the kitchen with quartz work surface over incorporating inset stainless steel sink and chrome mixer tap, space and plumbing for an under counter automatic washing machine, continuation of the tiled flooring with underfloor heating, spotlights to the ceiling, UPVC double glazed window to the rear, access to the garage and door leading to the downstairs w.c.

W.C.

Two piece suite comprising low flush concealed cistern w.c. and feature wall mounted wash hand basin with chrome mixer tap. Mirror extractor fan, continuation of tiled flooring with underfloor heating and spotlights to the ceiling.

INTEGRAL GARAGE

Up and over door, power and light.

FIRST FLOOR LANDING

Doors to five bedrooms and the house bathroom. Stairs leading to the second floor, double central heating radiator and spotlights to the ceiling.

BEDROOM TWO

UPVC double glazed window to the front, double central heating radiator, spotlights to the ceiling and door leading through to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.

Three piece suite comprising walk in shower with waterfall shower and chrome hand held shower attachment, wash hand basin with chrome mixer tap and useful storage and low flush concealed cistern w.c. High gloss marble tiled floor, partially tiled walls, extractor fan, chrome heated towel rail and spotlights to the ceiling.

BEDROOM THREE

UPVC double glazed window to the rear, double central heating radiator, spotlights to the ceiling and quality grey plush carpet.

BEDROOM FOUR

UPVC double glazed window to the rear, double central heating radiator, spotlights to the ceiling and quality grey plush carpet.





BEDROOM FIVE/OFFICE

UPVC double glazed window to the front, quality wood effect flooring, double central heating radiator and spotlights to the ceiling.

BATHROOM/W.C.

High specification three piece suite comprising tiled bath with feature mood lighting, mains waterfall shower with chrome hand held attachment and glazed screen, marble tiled vanity unit with composite wash hand basin, chrome mixer tap and useful storage below. and low flush concealed cistern w.c. Tiled flooring, part tiled walls, large feature window with back lighting, useful in built shelving, spotlights to the ceiling, chrome heated towel rail and extractor fan.

SECOND FLOOR LANDING

Door leading to the principal bedroom and useful in built storage cupboard. Double central heating radiator and spotlights to the ceiling.

BEDROOM ONE

Velux windows to the front and rear flooding the room with natural light, a range of in built bedroom storage including wardrobes and dressing table with mirror, quality plush carpet, spotlights to the ceiling, air conditioning unit and double central heating radiator. Door leading through to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.

Three piece suite comprising large walk in shower unit with mains waterfall shower, chrome hand held shower attachment and glazed screen door, vanity unit with composite wash hand basin and chrome mixer tap with in built storage and low flush concealed cistern w.c. Feature mirror with back lighting, chrome heated towel rail, spotlights to the ceiling, extractor fan and velux window to the front.

OUTSIDE

To the front of the property there is a generous block paved driveway providing ample off street parking for several vehicles with paved steps leading up to the entrance. There is an electric charging port to the side and larger than average single garage. A paved pathway runs down the side and gate leading to land owned by the property. To the rear is an enclosed garden with large porcelain paved patio area with covered seating, perfect for outdoor dining and entertaining. Steps lead up to a raised lawn with useful shed for storage and a range of shrubs and trees, enclosed by fence boundaries and there is a pleasant outlook of the village church and beyond.

COUNCIL TAX BAND

The council tax band for this property is E.

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.

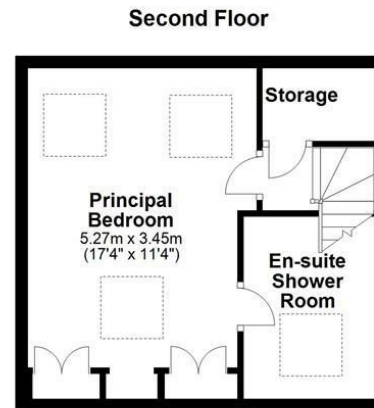
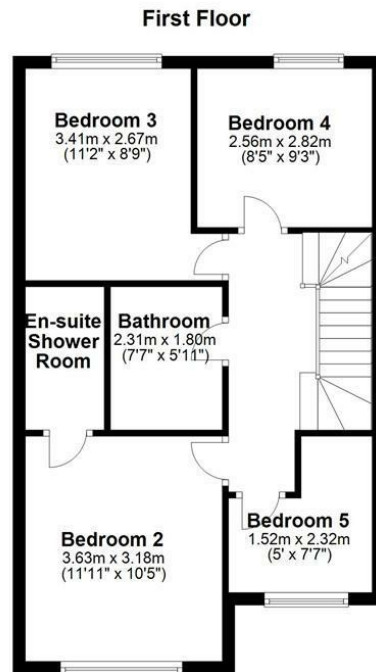
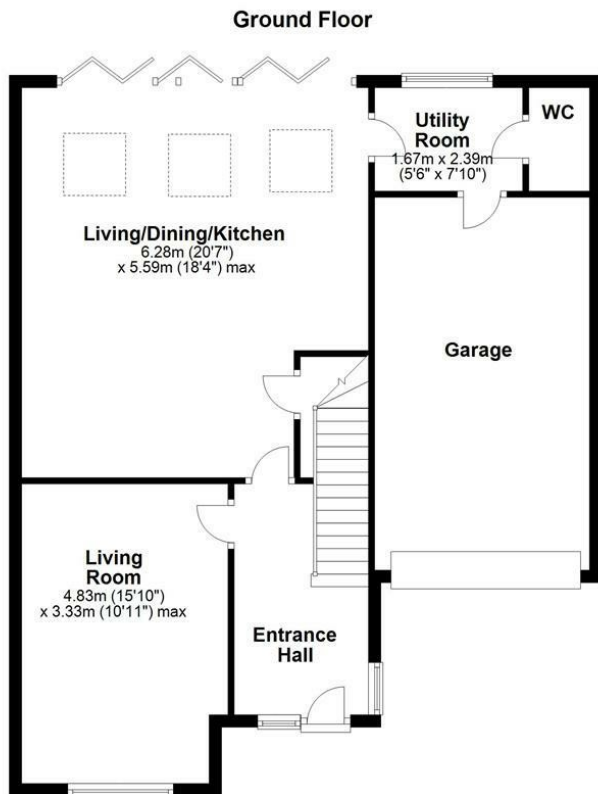
VIEWINGS

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

EPC RATING

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





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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Pontefract & Castleford office 01977 798844
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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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	86
(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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