



5 Bed
House - Detached
located in
Pontefract

Guide Price £365,000



LOGIC
REAL ESTATE

Dandy Mill View
Pontefract
WF8 2UZ

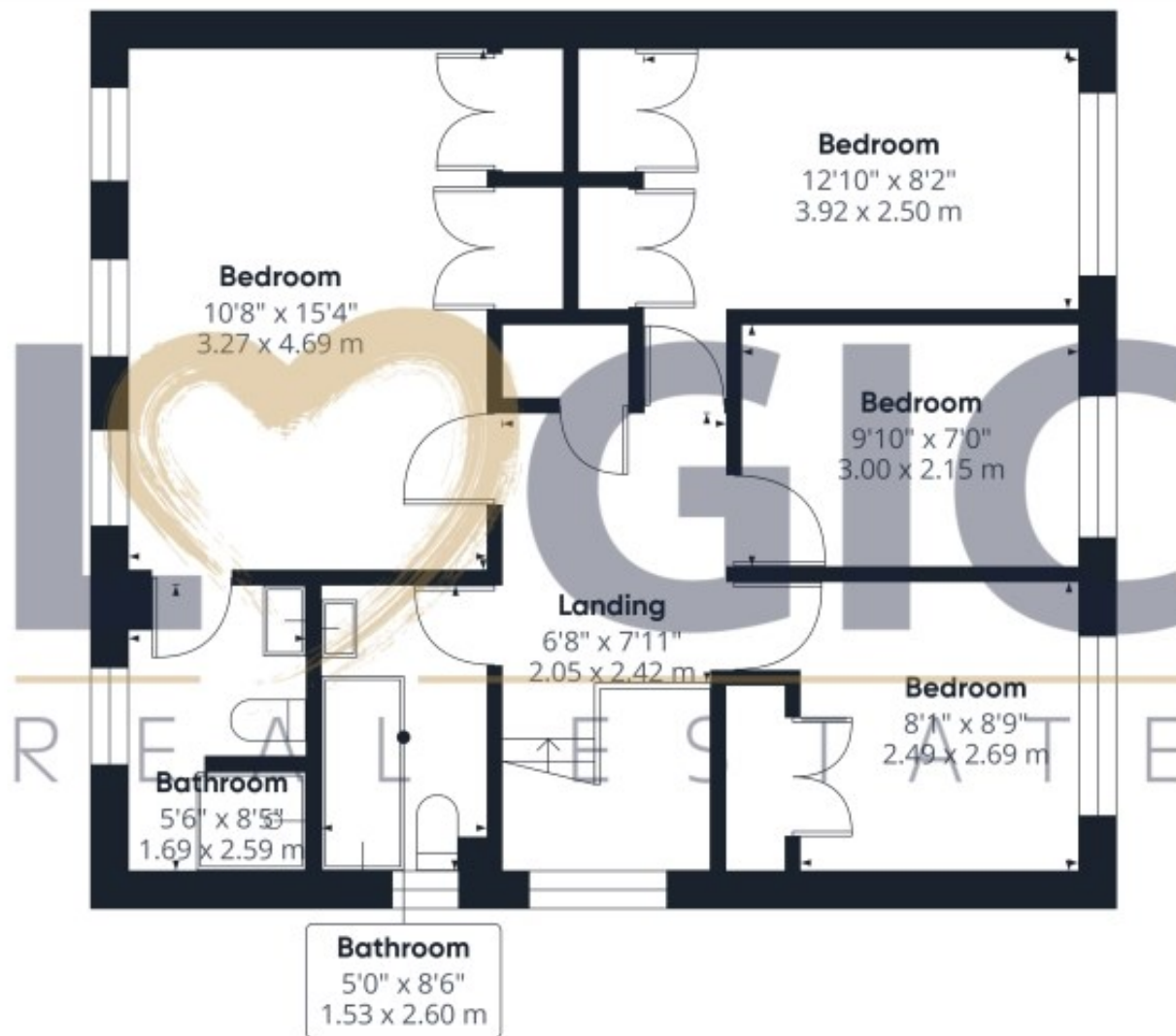


*** Guide Price £365,000 - £375,000 *** This stunning five-bedroom detached home is situated in the highly sought-after Dandy Mill area, occupying a prime position at the head of a quiet cul-de-sac. Boasting picturesque views over the historic mill across the road, this beautifully refurbished property offers a modern and versatile living space, making it ideal for a variety of buyers. The current owner has tastefully upgraded the home throughout, including a garage conversion that is currently used as a bedroom with an en-suite shower. This adaptable space offers multiple uses, including as an annex or guest room.

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shower cubicle with a mains feed shower toilet and sink with a mixer tap. Extractor fan. Kitchen Family Room Kitchen - UPVC double glazed window to the rear elevation. A range of wall and base fitted kitchen units in high gloss with quartz Work surfaces over, hob with extractor fan above. Integral appliances include a double oven, washing machine and a dishwasher. Double under mounted stainless steel sink and mixer tap. Breakfast bar which overlooks a rear window has two stools included and a wine fridge. Dining/ Family Area Central heated radiator, a dining table made out of quartz work surface, double doors lead into the lounge and double doors lead into the conservatory. Spotlights to the ceiling and wood laminate flooring. Conservatory UPVC construction with fitted blinds, heater and air-conditioning unit. Laminate wood floor. Double doors lead to the garden. First Floor Doors to all four double bedrooms and the house bathroom. Loft access. Bedroom One Upvc double glazed windows to the front elevation. Gas central heated radiator. Built in wardrobes. Access to the en suite bathroom. En suite Shower cubicle sink and toilet. Upvc double glazed window to the front elevation. Central heated radiator. Extractor fan. Bedroom Two Two double built in wardrobes, central heated radiator. Upvc double glazed window to the rear elevation. Bedroom Three Built in wardrobes, central heated radiator. Upvc double glazed window to the rear elevation. Bedroom Four Upvc double glazed window to the rear elevation. Has central heated radiator. Bathroom A modern three-piece bathroom suite with toilet, bath with shower over. Sink. Towel radiator. Upvc double glazed window to the side elevation. And fully tiled walls. Externally To the front is a tarmac driveway which has been designed to serve the attached garage to the side of the property and provides ample parking for cars. There is a planting area for mature shrubs and plants. The front is partly surrounded by a brick-built corner wall and iron fencing above creating a side boundary and completes the front. The driveway is open and also provides access to the rear via a side iron gate. Rear There is an enclosed sunny rear garden with patio areas. Garage Store Previously a full-sized garage and now a store room with loft eves. Garage Larger than average separate garage, with power and lights.





Floor 1

Approximate total area⁽¹⁾
616.66 sq ft
57.29 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GRAFFI 360

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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