



Hall Croft, Normanton

£475,000

MARTIN & CO

Hall Croft, Normanton

House - Detached

5 Bedrooms, 2 Bathroom

£475,000

- EXPANSIVE FAMILY HOME SET WITHIN GENEROUS LANDSCAPED GARDENS
- OFFERS MULTIGENERATIONAL LIVING TO SUIT THE SUCCESSFUL PURCHASER
- IMMACULATE & ELEGANT INTERNAL LIVING ACCOMMODATION THROUGHOUT
- SMALL SELECT LOCATION TUCKED AWAY FROM THE BEATEN TRACK
- LARGE FORECOURT AND DRIVEWAY LEADS TO BRICK BUILT DOUBLE DETACHED GARAGE
- IDEAL FOR THE COMMUTER WITH M62 BEING WITHIN A FEW MINUTES DRIVE AWAY
- CONVENIENT FOR LOCAL AMENITIES, SHOPS & EATERIES
- COUNCIL TAX BAND E

SUBSTANTIAL FAMILY HOME with VERSATILE LIVING ACCOMMODATION, including independent living accommodation if required. The SPACIOUS property is IMMACULATE and boasts an elegant and stylish finish throughout. FOUR BEDROOMS plus annexe. Lovely gardens, double detached garage and off road parking for several vehicles. Viewing recommended.



Reception Hall

A composite front entrance door opens to this elegant and inviting reception hall, with staircase leading to the main first floor landing.

Cloaks/WC

Having a vanity storage unit incorporating a hand wash basin, with modern mirror with display lighting and low flush WC. There is a circular feature window and a central heating radiator.

Lounge

A light and airy reception room being accessed by French doors from the main hall, having a large bow window to the front aspect. decorative feature fireplace with a marble back and hearth and a living flame gas fire. Two central heating radiators.

Kitchen/Dining Room

An impressive, split level, open plan living space having a comprehensive fitted kitchen including a range of quality integrated appliances. There are black granite work surfaces incorporating a one and a half bowl sink with mixer tap over. There is a window overlooking the rear garden and a central heating radiator. There is an open archway opening to the conservatory.

Conservatory

Being of brick construction with UPVC double glazed windows and French doors enjoying lovely views over the superb landscaped rear gardens.

Utility Room

Having a range of wall and base cupboard units with roll edge work surfaces incorporating a single bowl stainless steel sink and drainer with mixer tap over and a central heating radiator. There is plumbing for an automatic washing, d machine, dishwasher and space for a tumble dryer. There are two windows and door opening to the rear garden and internal door with lock which opens to the guest quarters/separate living area.

Kitchen Two

Having a range of wall and base cupboard units and integrated fridge, with roll edge laminate work surfaces over incorporating a single bowl stainless steel sink with mixer tap over. There is a UPVC double glazed window over looking the rear garden and an archway opening to the spacious lounge.



Lounge Two

Having a large bow window overlooking the front garden, decorative feature fireplace, staircase to first floor and a central heating radiator.

Main First Floor Landing

A truly impressive galleried landing with a feature arch window overlooking the front garden. Having four bedrooms and house bathroom off.

Master Bedroom

Having a range of wardrobes, decorative displays and dressing table, a window to the rear aspect, a central heating radiator, and walk in storage cupboard.

Bedroom

A further generous double bedroom having a window to the front aspect and a central heating radiator.

Bedroom

Another double bedroom with a window overlooking the front garden and a central heating radiator.

Bedroom

A large single bedroom having a window to the rear aspect and a central heating radiator.

House Bathroom

This is a spacious bathroom having a coloured suite including a corner bath, pedestal hand wash basin, bidet, low flush WC and separate shower cubicle. There is an opaque window to the rear aspect and central heating radiator.

Second First Floor Landing

A small landing area have a large storage cupboard and loft access with doors leading to a bedroom and bathroom

Guest Bedroom

Having a range of built in mirror front wardrobes/storage and window to front aspect and a central heating radiator.

Guest Bathroom

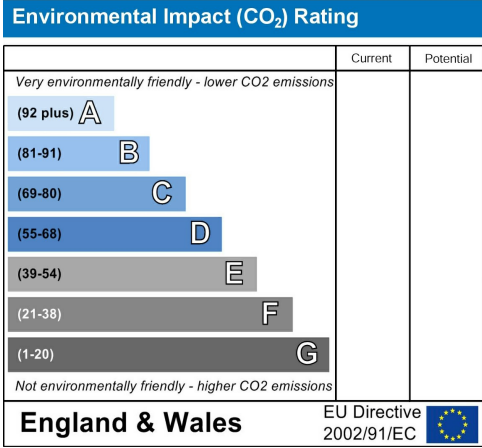
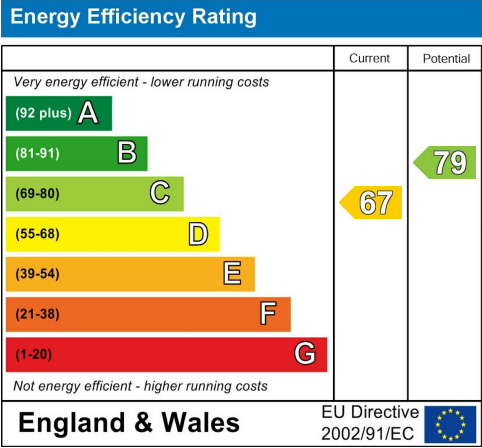
Having a coloured suite including a rectangle panel bath with mixer tap and shower head, pedestal hand wash basin and low flush WC. There is an opaque window the the rear aspect and a central heating radiator.

Outside Front

The property is approached via an access road which leads to the block paved drive, double detached garage with electric remote control door and forecourt providing ample off street parking. Standing elegantly within superb landscaped gardens, mainly laid to lawn at the front. There is access via a wrought iron gate to the side of the property and a further gate which leads to the rear garden.

Outside Rear

A gate opens to the particularly attractive rear gardens, boasting a large flagged patio, seating areas, sculptured lawns within well stocked borders having an abundance of shrubs and flowers. There is also a fish pond and an open aspect to the side of the property.







Floor 1



Floor 2

Approximate total area⁽¹⁾

1924 ft²
178.75 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.

GIRAFFE360

Martin & Co Pontefract Sales
5 Cornmarket, Pontefract, West Yorkshire, WF8 1AN
01977 799550 . pontefract@martinco.com

01977 799550
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

