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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | 82 | 87 |
| (69-80) | C | | |
| (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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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order; the buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact the office and will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road has not been checked by the Agent and the buyer is advised to seek verification from their Legal Representative. Confirmation of these draft property particulars is currently awaited from the vendor; therefore, you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.

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Mowell Croft, Darrington, WF8 3FD Four Bedroom Townhouse, **£390,000**

**Expansive and Modern Family Property : Large Lounge and Family/Play Room
: Modern Dining Kitchen with Integrated Appliances and Granite Worktops
: Double Bedrooms Throughout : Expansive Master Bedroom with
En-Suite Shower : Guest Bedroom with Dressing Area and En-Suite Bathroom
: Private Rear Garden with Patio/Seating Area : Garage for Off Street Parking
: Sought After Semi-Rural Village and Cul-De-Sac Position**

PROPERTY DETAILS

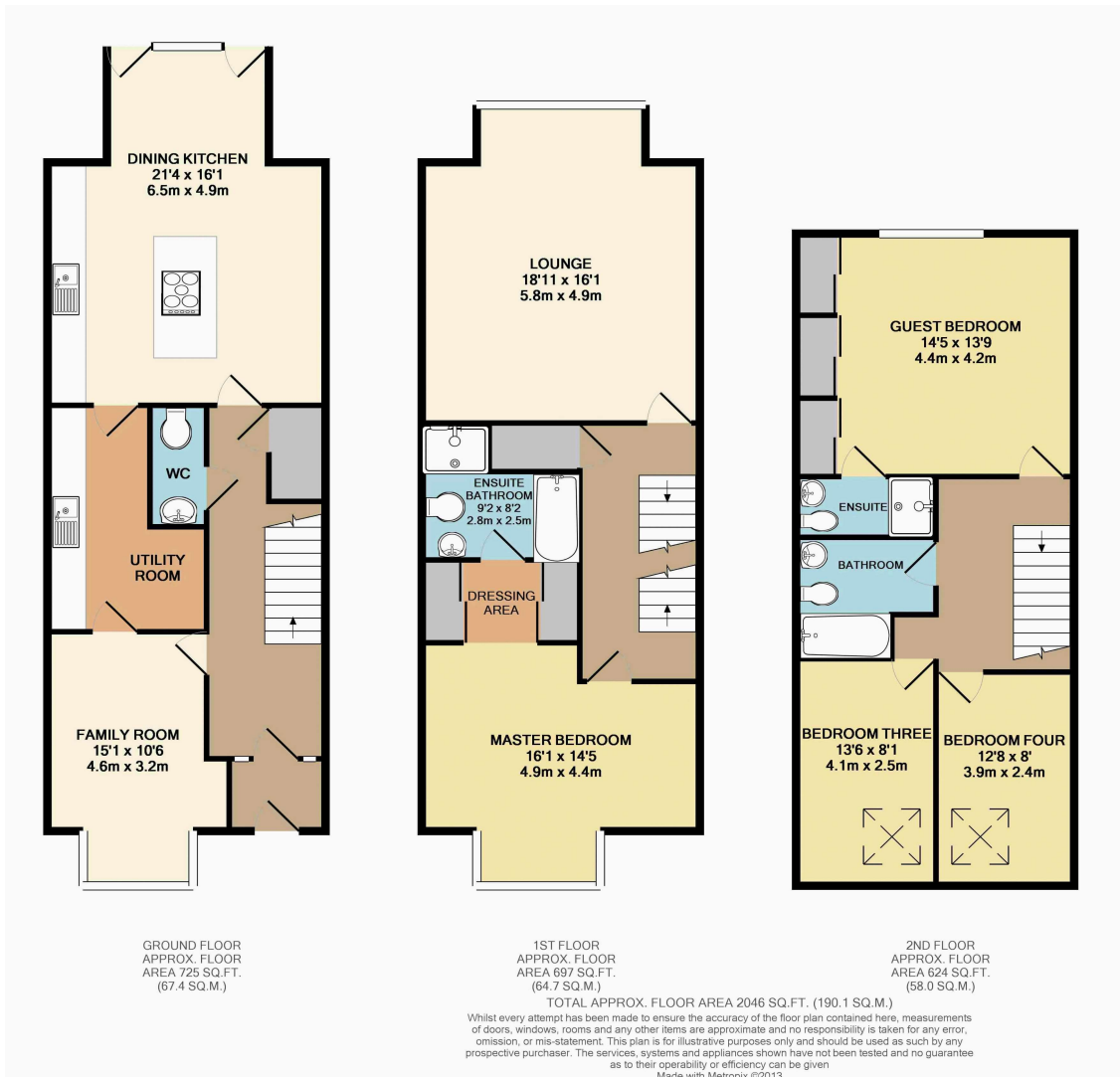
Enfields are delighted to offer for sale this modern four bedroom townhouse situated within the popular semi-rural village of Darrington.

Beautifully presented throughout, this family home is close to open countryside as well as a full range of local amenities found within both Darrington and Pontefract including shops, supermarkets, post office, banks, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, local golf courses and Pontefract Park with its 1300 acres of parkland, lakes and woodland. There is close proximity to good local schooling at both primary and secondary level. The property is also close to extensive transport links into Wakefield, Doncaster and Leeds.

The property provides flexible family living and comprises to the ground floor; reception hallway, large open plan kitchen dining room, family/playroom, utility room and downstairs w/c. To the first floor; large lounge, expansive master bedroom with dressing area and en-suite bathroom. To the second floor; guest bedroom with fitted wardrobes and en-suite shower room, two further double bedrooms and a modern family bathroom with shower.

The property further benefits from having a private rear garden with patio/seating, off street parking, gas central heating and double glazing throughout. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



Entrance Hallway

Accessed via entrance porch through door to front aspect, wood effect flooring, recess spotlighting, double central heating radiator, doors leading through to other rooms and stairs to first floor landing.

Downstairs W/C

A two piece suite comprising of a low level W/C and wall-mounted hand wash basin with chrome mixer tap, tiled walling to splash prone areas, recess spotlighting and wood effect flooring.

Dining Kitchen 18' 1" x 16' 1" (5.5m x 4.9m)

Matching high and low level storage units with roll edged work surfaces over, tiled walling to splash prone areas, inset stainless steel sink with half sink and drainer with mixer tap, integrated oven, microwave and grill, integrated full size fridge freezer and dishwasher, kitchen island with roll edged work surface over with integrated five-ringed gas hob and extractor fan over, tiled flooring throughout, recess spotlighting, double central heating radiator, door leading through to utility room and UPVC double glazed bi-folding doors leading directly out to rear garden.

Utility Room

Low level storage units with roll edged work surface over, inset stainless steel sink and drainer with mixer tap, space and plumbing for washing machine and tumble dryer, double central heating radiator, wood effect flooring, space for full size fridge freezer, recess spotlighting and door leading through to family room.

Family Room 15' 1" x 10' 6" (4.6m x 3.2m)

Wood effect flooring, recess spotlighting, double central heating radiator and UPVC double glazed windows to front aspect in a bay.

First Floor Landing

Central heating radiator, recess spotlighting, airing cupboard housing the boiler, doors leading into other rooms and stairs leading to second floor.

Master Bedroom 16' 1" x 14' 5" (4.9m x 4.4m)

UPVC double glazed window to front aspect in a bay, recess spotlighting, double central heating radiator, opening through to dressing area which has built-in wardrobes with sliding doors, recess spotlighting and a door leading to en-suite.

En-Suite

Four piece suite comprising of a low level W/C with soft close mechanism, floating hand wash basin mounted over vanity unit with chrome mixer tap, a free standing bath with chrome mixer tap and shower head attachment and a walk-in mains fed thermostatic controlled shower, tiled flooring throughout, recess spotlighting, tiling to splash prone areas, wall-mounted gas central heated towel rail.

Lounge 19' 0" x 16' 1" (5.8m x 4.9m)

A large space with recess spotlighting, double central heating radiator and UPVC double glazed window to rear aspect.

Second Floor Landing

Recess spotlighting, loft access and doors leading into other rooms.

Guest Bedroom 14' 5" x 13' 9" (4.4m x 4.2m)

UPVC double glazed window to rear aspect, built-in wardrobes with sliding doors, central heating radiator and door to en-suite.

En-suite

A three piece suite comprising of a low level W/C, wall-mounted hand wash basin with chrome mixer tap and a walk-in mains fed thermostatic controlled shower, tiled walling to splash prone areas, recess spotlighting, wall-mounted gas central heated towel rail and tiled flooring.

Bedroom Three 13' 5" x 8' 2" (4.1m x 2.5m)

Recess spotlighting, double glazed skylight window and central heating radiator.

Bedroom Four 12' 10" x 7' 10" (3.9m x 2.4m)

Recess spotlighting, double glazed skylight window and central heating radiator.

House Bathroom

Three piece suite comprising of a low level W/C, wall-mounted hand wash basin with chrome mixer tap and bath with chrome mixer tap and a mains fed thermostatic controlled shower head attachment over, tiled walls to splash prone areas, tiled flooring, recess spotlighting and wall-mounted gas central heated towel rail.

Outside

Front of the property has a garden which is mainly laid to lawn and a stone walkway with decorative pebbled border leading to front door. Rear garden has three tiers with the lower tier being a stone patio area with brick walling to boundaries, an outside tap, timber shed for storage and steps leading up to the middle tier which has an artificial lawn area, a decking area and timber fencing to boundaries, steps leading up to upper tier which is a decking area and timber fencing to boundaries. All three tiers having decorative plant beds containing shrubs. Multiple off-street parking is provided by an off-set tarmacked driveway, leading to a detached garage which has an up and over door, power and lighting.

Property Details: D1