

# enfields



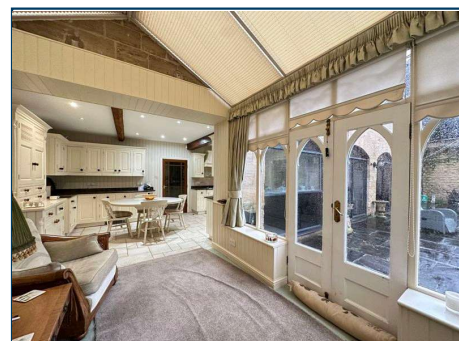
| Energy Efficiency Rating                    |   | Current                    | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs |   |                            |           |
| (92+)                                       | A |                            |           |
| (81-91)                                     | B |                            |           |
| (69-80)                                     | C |                            | 78        |
| (55-68)                                     | D | 58                         |           |
| (39-54)                                     | E |                            |           |
| (21-38)                                     | F |                            |           |
| (1-20)                                      | G |                            |           |
| Not energy efficient - higher running costs |   |                            |           |
| England & Wales                             |   | EU Directive<br>2002/91/EC |           |
| <small>WWW.EPC4U.COM</small>                |   |                            |           |

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2 Alamo House, Pontefract, West Yorkshire WF8 1BN  
 t: 01977 233124 f: e: sales-pontefract@enfields.co.uk www.enfields.co.uk

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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Estcourt Road, Darrington, WF8 3AN

Five Bedroom Period Cottage

**Offers in Excess of £575,000**

**Circa 1800's Converted Stable Block : Period Features Throughout  
: Lounge, Dining Room and Conservatory : Downstairs W/C and Utility Room  
: Good Sized Bedrooms Throughout : En-Suite and House Bathroom  
: Expansive Gardens with South Facing Patio Area : Double Driveway and  
Double Garage : Close to Amenities and Open Countryside**

## PROPERTY DETAILS

Enfields are delighted to offer for sale this unique, stone built semi-detached family home, situated in the sought after village of Darrington.

With well presented living spaces and a period type finish, 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 generous family living accommodation and comprises to the ground floor; entrance hallway, substantially sized lounge, formal dining room, conservatory, an open plan breakfast kitchen with fitted appliances, utility room and cloakroom with W/C.

To the first floor; master bedroom with en-suite, three other double bedrooms, good sized single bedroom and a house bathroom.

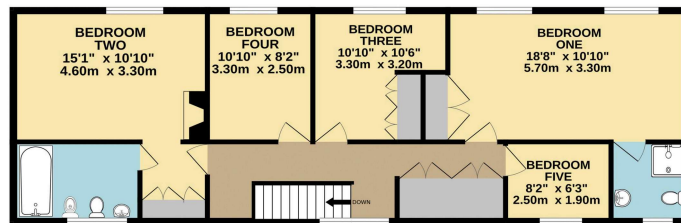
The property further benefits from being positioned on an expansive plot with attractive gardens to the front and rear including an expansive south facing patio area. Accessed through electric gates multiple off-street parking is provided by means of an impressive private double driveway leading on to a double garage.

Ideally suited to family life this property has wonderful character with period features throughout such as Yorkshire Stone and timber Parquet flooring, exposed timber beams and feature stone walls.

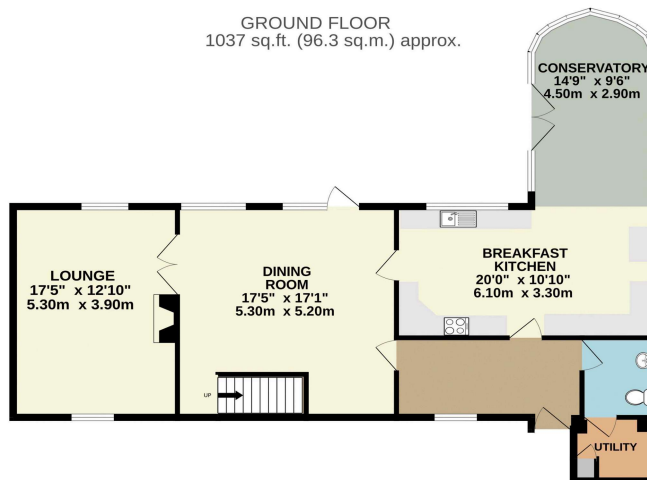
Available with no onward chain an internal viewing is highly recommended to appreciate the space this family home has to offer. Freehold: Council Tax Band G. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS

1ST FLOOR  
905 sq.ft. (84.1 sq.m.) approx.



GROUND FLOOR  
1037 sq.ft. (96.3 sq.m.) approx.



TOTAL FLOOR AREA: 1942 sq.ft. (180.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Entrance Hallway 7' 7" x 14' 5" (2.3m x 4.4m)**

Enter through door to front aspect, stone flooring, picture railing to walls, exposed wooden ceiling beams, gas central heating radiator and doors leading through to other rooms.

**Downstairs W/C 6' 3" x 5' 7" (1.9m x 1.7m)**

Two piece suite comprising of a low level W/C and a hand wash basin mounted over vanity unit with mixer tap, gas central heating radiator and door through to utility room.

**Utility Room 5' 3" x 6' 3" (1.6m x 1.9m)**

Matching high and low level storage units, space and plumbing for washing machine and tumble dryer, space for full size fridge freezer, boiler and tiled effect flooring.

**Breakfast Kitchen 10' 10" x 20' 0" (3.3m x 6.1m)**

Matching high and low level storage units with granite work surfaces and matching splash backs over, inset stainless steel sink, half sink and drainer with chrome mixer tap, integrated four-ringed gas hob with extractor fan over, integrated oven and grill, tiled walling to splash prone areas, integrated dishwasher, tiled flooring throughout, UPVC double glazed window to rear aspect, exposed wooden ceiling beams, recess spotlighting, door through to dining room and opening through to conservatory.

**Conservatory 14' 9" x 9' 6" (4.5m x 2.9m)**

Windows to rear and side aspects, double French doors leading out on to rear garden.

**Dining Room 17' 5" x 17' 1" (5.3m x 5.2m)**

Herringbone wood flooring throughout, gas central heating radiators, UPVC double glazed windows to rear aspect, UPVC door leading to rear garden, exposed wooden ceiling beams, stairs to first floor landing and double doors leading through to lounge.

**Lounge 17' 5" x 12' 10" (5.3m x 3.9m)**

Herringbone wood flooring throughout, gas central heating radiators, built-in storage cupboard, double glazed 'Sash' style windows to front and rear aspect, exposed wooden ceiling beams, picture railing to walls and a feature coal fireplace with an 'Adam' style surround, marble hearth and back.

**First Floor Landing 6' 7" x 22' 8" (2.0m x 6.9m)**

Double glazed 'Sash' style windows to front aspect, gas central heating radiator, useful storage cupboard, doors leading into other rooms and loft access.

**Bedroom One 10' 10" x 18' 8" (3.3m x 5.7m)**

Exposed wooden ceiling beams, gas central heating radiators, double glazed 'Sash' style windows to rear aspect, picture railing to walls, built-in wardrobes and storage, door through to en-suite.

**En-Suite 6' 3" x 5' 11" (1.9m x 1.8m)**

Three piece suite comprising of a low level W/C, a pedestal hand wash basin and a walk-in mains fed thermostatic controlled shower, recess spotlighting, tiled flooring and tiled walling throughout, a chrome wall-mounted heated towel rail/radiator and an opaque window to front aspect.

**Bedroom Two 10' 10" x 15' 1" (3.3m x 4.6m)**

Herringbone wood flooring throughout, gas central heating radiator, double glazed 'Sash' style window to rear aspect, picture railing to walls, built-in wardrobes and storage, loft access, unused fireplace with open brick surround and door to en-suite bathroom.

**En-Suite 6' 7" x 9' 10" (2m x 3m)**

Four piece suite comprising of a low level W/C, a pedestal hand wash basin with mixer tap, a bidet, a panelled bath with mixer tap and showerhead attachment, Herringbone wood flooring, recess spotlighting, tiled walling throughout, gas central heating radiator and an opaque window to front aspect.

**Bedroom Three 10' 10" x 10' 6" (3.3m x 3.2m)**

Gas central heating radiator, double glazed 'Sash' style window to rear aspect, built-in wardrobes and storage.

**Bedroom Four 10' 10" x 8' 2" (3.3m x 2.5m)**

Gas central heating radiator and double glazed 'Sash' style window to rear aspect.

**Bedroom Five 6' 3" x 8' 2" (1.9m x 2.5m)**

Opaque window to front aspect and recess spotlighting.

**Outside**

Front of the property has a good sized garden which is mainly laid to lawn with mature bushes, shrubs and trees to borders, a stone walkway leading to front door and an offset patio area with mature bushes, shrubs and trees to borders. Rear garden is mainly laid to lawn with mature shrubs, bushes and trees to orders, tall brick walling and conifers to boundaries, a stone patio area and an outside tap. Off-street vehicle parking is provided by means of a private gated driveway leading to a double detached garage with electric doors, power and lighting and a side access door.

Property Particulars: D1