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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	68	
(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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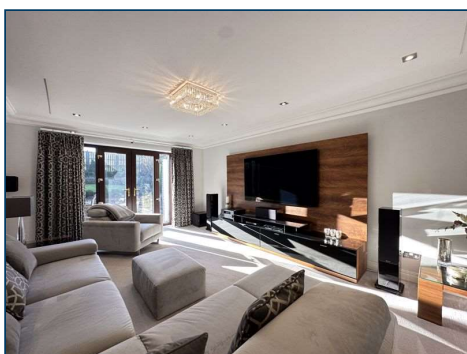
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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily 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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Greenroyd Court, Darrington, WF8 3BG Three Bedroom Detached, **£475,000**

Sought After Village Location : Immaculate and High Quality Finish Throughout : Open Plan and Modern Dining Kitchen : Expansive Lounge with French Doors : Double Bedrooms Throughout : Modern Bathroom with Shower : Expansive Driveway and Garage : South Facing Landscaped Garden with Patio : Close to Local Amenities and Motorway Network

PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive three bedroom detached property situated within the popular semi-rural village of Darrington, Pontefract.

Beautifully presented throughout, this gorgeous home is located close to a full range of local amenities found within the village of Darrington, Pontefract town centre and Junction 32 Outlet Village all of which have a vast range of shops, supermarkets, post offices, public houses, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses and Pontefract Park with its 1300 acres of parkland, lakes and woodland. The property is also within close proximity to good local schooling at both primary and secondary level as well as comprehensive transport links into Wakefield, Doncaster and Leeds.

Extended and larger than expected this property briefly comprises; to the ground floor, reception hallway, expansive lounge, open plan modern dining kitchen with integrated appliances and breakfast bar, two double bedrooms and modern shower room. To the first floor; an expansive master bedroom with walk-in wardrobe and modern en-suite.

The property further benefits from having a south facing landscaped rear garden with an expansive patio which is ideal for outside entertaining. Multiple off-street parking is also provided by means of an expansive driveway and garage. The quality and specification of this property means an internal viewing is highly recommended to appreciate what this family home has to offer. Freehold: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
1235 sq.ft. (114.7 sq.m.) approx.

1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 1764 sq.ft. (163.9 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 Porch

5' 11" x 5' 3" (1.8m x 1.6m)

Enter through UPVC door with opaque window panels to front aspect, UPVC double glazed window to side aspect, gas central heating radiator, bespoke half wall panelling, built-in storage cupboards, herringbone karndean flooring, opening through to inner hallway.

Inner Hallway

17' 9" x 9' 10" (5.4m x 3m)

Having herringbone karndean flooring throughout, bespoke half wall panelling, decorative coving to walls, recess spotlights, solid oak staircase to first floor landing, gas central heating radiator and doors leading into other rooms.

Kitchen

11' 6" x 15' 1" (3.5m x 4.6m)

Matching high and low level storage units with Corian work tops and matching splash backs, integrated ceramic sink with drainer and chrome mixer tap, integrated Bosch four-ringed induction hob with extractor fan over, two Bosch integrated ovens, microwave and warming draw, integrated dishwasher and washing machine, Bosch American style full size fridge freezer, porcelain tiled flooring throughout, wall-mounted ceramic column radiators, recessed spotlighting, under storage lighting, opening through to dining area.

Dining Area

9' 6" x 15' 1" (2.9m x 4.6m)

Having porcelain tiled flooring throughout, recessed spotlighting, wall-mounted ceramic vertical gas central heating radiators, UPVC double glazed windows to front and side aspects, UPVC double glazed French doors leading to patio area.

Lounge

18' 4" x 17' 9" (5.6m x 5.4m)

A large space with a gas central heating radiator, recessed spotlighting, decorative coving to ceilings, gas point with potential to add a feature fireplace, UPVC double glazed French doors leading to patio.

Bedroom Two

13' 9" x 10' 6" (4.2m x 3.2m)

Karndean flooring throughout, built-in wardrobes, UPVC double glazed windows to front aspect and gas central heating radiator.

Bedroom Three

10' 6" x 10' 10" (3.2m x 3.3m)

Karndean flooring throughout, built-in wardrobes with mirrored sliding doors, UPVC double glazed windows to front aspect and gas central heating radiator.

House Bathroom

7' 7" x 5' 11" (2.3m x 1.8m)

Three piece suite comprising of a low level W/C with soft close mechanism, hand wash basin with chrome mixer tap mounted over vanity unit and a walk-in mains fed thermostatic controlled twin shower, a wall-mounted chrome gas central heated towel rail, complimentary tiling to walls and floors throughout, recessed spotlighting, a useful wall-mounted storage area and a UPVC double glazed opaque window to front aspect.

First Floor Landing

Bespoke half wall panelling, double glazed skylight window and a door leading through to master bedroom.

Master Bedroom

18' 1" x 20' 4" (5.5m x 6.2m)

Master Bedroom Double glazed skylight windows, bespoke panelled wall, a good sized walk-in wardrobe, useful under eaves storage running the full length of the house, recessed spotlighting, gas central heating radiators and opening through to en-suite.

En-suite

14' 9" x 6' 11" (4.5m x 2.1m)

Three piece suite comprising of a low level W/C with soft close mechanism, hand wash basin with mixer tap mounted over vanity unit and a walk-in mains fed thermostatic controlled twin shower, floating storage units, a wall-mounted chrome gas central heated towel rail, porcelain slate effect flooring with complimentary tiled walls and recessed spotlighting.

Outside

Front of the property has a landscaped walkway and steps leading to front door, comprising of granite stone flags and decorative raised borders incorporating bushes, shrubs and walkway lights, hedging and timber fencing to side boundary, lighting to garage canopy. Rear garden is superbly landscaped benefitting from an Indian stone patio area ideal for seating and entertaining with steps leading down to a useful bin storage area and giving access to garage, steps leading up to a garden which is mainly laid to lawn with a dry stone wall border and well maintained raised borders incorporating bushes, trees and shrubs, timber fencing and hedging to boundaries, an outside tap and a useful timber storage shed. Multiple off-street parking is provided by means of an expansive driveway that could hold a multitude of vehicles, leading up to an attached garage with an up and over door, power and lighting with access to the rear.

Property Details: D1