

# enfields



| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92+) <b>A</b>                                     |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            | 77        |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   | 41                         |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>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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## Broach Lane, Kellington, DN14 0ND Four Bedroom Detached **Offers in Excess of £385,000**

**No Onward Chain : Expansive Lounge, Dining Room and Conservatory  
: Double Bedrooms Throughout : En-Suite to Master Bedroom  
: Good Sized Garden with Patio/Seating Areas : Expansive Driveway and  
Detached Garage : Sought After Village Location : Close to Local Amenities and  
Public Transport : Viewing A Must to Fully Appreciate**

## PROPERTY DETAILS

Enfields are delighted to offer for sale this larger than expected three bedroom detached home situated within the popular village of Kellington.

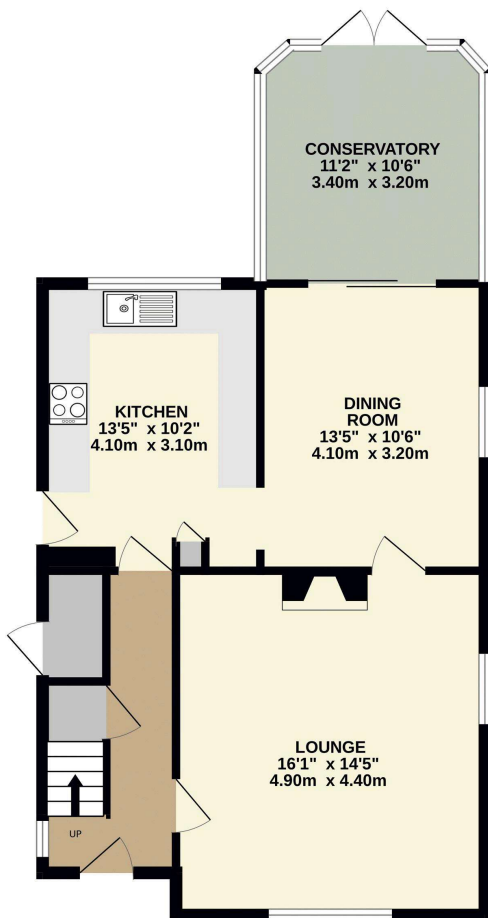
Well presented throughout, this family home is located close to a full range of local amenities found within Eggborough, Pontefract, Selby and Junction 32 Outlet Village all of which have a vast range of shops, supermarkets, post offices, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, parkland, lakes, woodland and open countryside. 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, Leeds and York.

The property briefly comprises; to the ground floor, reception hallway, expansive lounge, dining room, conservatory and good sized kitchen. To the first floor; master bedroom with en-suite, two other double bedrooms and house bathroom.

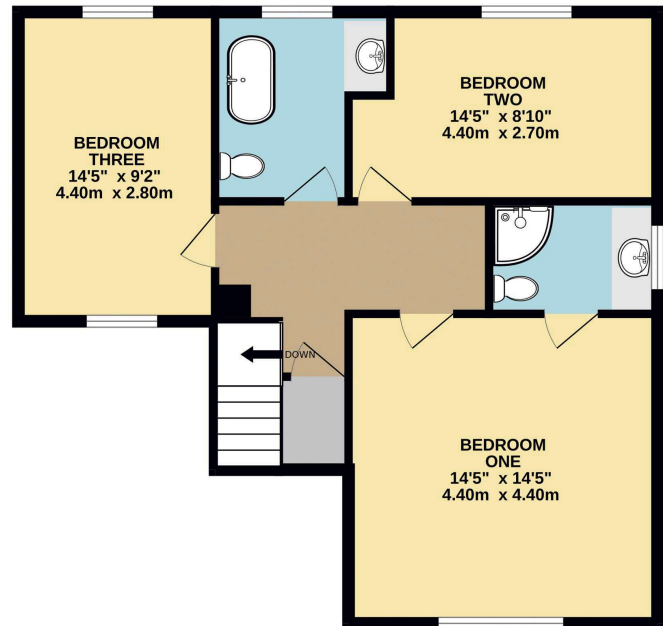
The property further benefits from sitting on a good sized plot with well maintained gardens to both front and rear which includes a sunny positioned patio/seating area that is ideal for outside entertaining. Multiple off-street parking is also provided by means of an expansive driveway and detached garage. Available with no onward chain an internal viewing is highly recommended to appreciate what this family home has to offer. Freehold: Council Tax Band D. Further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS

GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 1378 sq.ft. (128.0 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

14' 1" x 6' 3" (4.3m x 1.9m)

Enter through UPVC door with opaque window panel to front aspect, UPVC double glazed window to side aspect, picture railing to walls, gas central heating radiator, useful understairs storage cupboard, stairs leading to first floor landing with an oak spindle balustrade and door leading through to other rooms.

### Lounge

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

A feature gas fireplace with 'Adam' style surround, hearth and back, picture railing to walls, decorative ceiling rose and coving to walls, UPVC double glazed window to front and side aspects, gas central heating radiator and door leading through to dining room.

### Dining Room

13' 5" x 10' 6" (4.1m x 3.2m)

A UPVC double glazed window to side aspect, gas central heating radiator, picture railing to walls, decorative ceiling rose and coving to walls, UPVC double glazed sliding doors leading through to conservatory and archway opening through to kitchen.

### Conservatory

11' 2" x 10' 10" (3.4m x 3.3m)

Tiled flooring, gas central heating radiator UPVC double glazed windows to rear and side aspect and UPVC French doors leading to rear garden.

### Kitchen

13' 5" x 10' 2" (4.1m x 3.1m)

Matching high and low level 'shaker' style storage units with roll edged work surfaces over with matching splashbacks, inset sink with half sink, drainer and chrome mixer tap, integrated four-ringed electric hob with extractor fan over, integrated oven and grill, integrated dishwasher, space and plumbing for washing machine, tiled walls to splash prone area, space for full size fridge freezer, tiled flooring throughout, gas central heating radiator, decorative ceiling rose and coving to walls, UPVC door with opaque stable door to side aspect and UPVC double glazed window to rear aspect.

### First Floor Landing

Loft access, UPVC double glazed window to side aspect, picture railing to walls, useful storage/airing cupboard and doors leading to other rooms.

### Bedroom One

14' 5" x 14' 5" (4.4m x 4.4m)

UPVC double glazed windows to front aspect, gas central heating radiator and door leading to en-suite.

### En-suite

5' 3" x 7' 10" (1.6m x 2.4m)

Three piece suite comprising of a low level W/C, hand wash basin mounted over vanity unit with chrome mixer tap, a walk-in mains fed thermostatic controlled shower, recess spotlighting, tiled walls and flooring throughout, a wall-mounted chrome central heating radiator and a UPVC double glazed opaque window to side aspect.

### Bedroom Two

8' 10" x 14' 5" (2.7m x 4.4m)

UPVC double glazed window to rear aspect and gas central heating radiator.

### Bedroom Three

14' 5" x 9' 2" (4.4m x 2.8m)

UPVC double glazed window to rear and front aspect and gas central heating radiator.

### House Bathroom

8' 10" x 8' 2" (2.7m x 2.5m)

Three piece suite comprising of a low level W/C with soft close mechanism, hand wash basin mounted over vanity unit with chrome mixer tap, a free standing bath with chrome mixer tap and a handheld shower head attachment, a wall-mounted gas central heated radiator, tiled half walls, tiled flooring and a UPVC double glazed opaque window to rear aspect.

### Outside

Front of the property has a garden which is mainly laid to lawn with bushes shrubs and trees to borders, brick walling to boundaries. Side of the property has a boiler room with water supply, access to rear garden through double wrought iron gates. Rear garden being mainly laid to lawn with well-maintained borders comprising of mature bushes and shrubs and made private with tall hedgerows. Multiple off-street parking is provided by means of a large, pebbled driveway accessed through wrought iron gates leading up to an additional pebbled driveway to the rear with a detached garage with an up and over door, power and lighting.

Property details: D1