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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

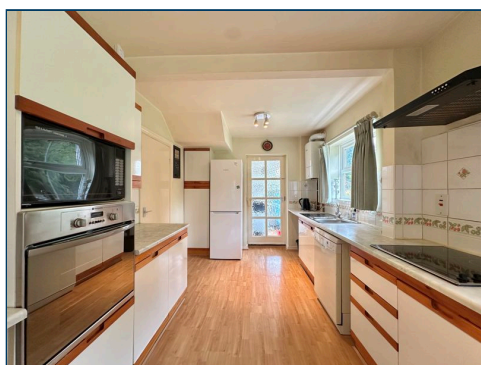
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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Conveyancer or Surveyor. Items shown in photographs are not necessarily 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 this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.

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Elm Close, Darrington, WF8 3AF Four Bedroom Detached, **Offers in Excess of £425,000**

No Onward Chain : Expansive Plot in Sought After Cul-De-Sac : Potential for Expansion (Subject to Planning) : In Need of Some Modernisation : Lounge and Separate Dining Room : Good Sized Bedrooms Throughout : Modern Shower Room : Large Driveway and Garage : Close to Local Amenities and Schools

PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive four bedroom detached property situated within the very desirable village of Darrington.

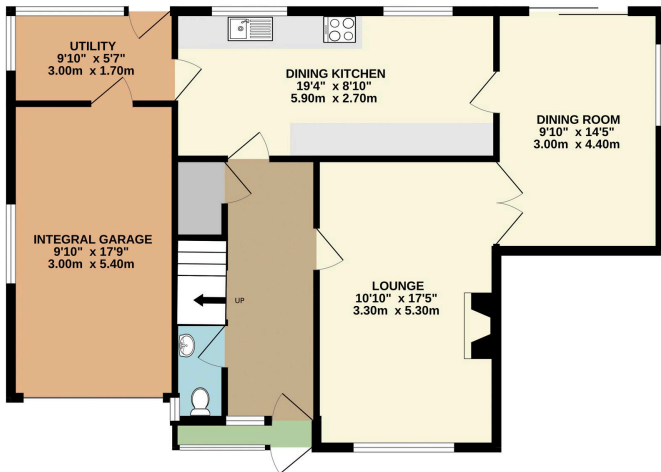
In need of some modernisation, this property is located close to a full range of local amenities found within Darrington, Pontefract town centre and Junction 32 Outlet Village all of which have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such 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 schools and comprehensive transport links into Wakefield, Doncaster, Leeds and London.

The property briefly comprises; to the ground floor, entrance porch and hallway, downstairs W/C, lounge, dining room, breakfast kitchen and utility room. To the first floor; three double bedrooms, good sized single bedroom and a modern house shower room. The size of the plot is another selling feature which allows for potential expansion to the property (subject to planning).

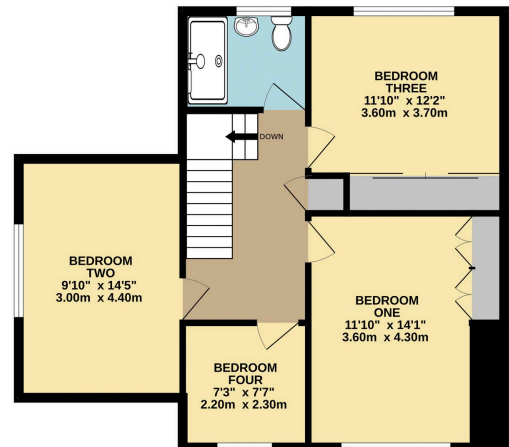
The property further benefits from having expansive sunny positioned gardens to the front, side and rear with patio/seating areas that are ideal for outside entertaining. Multiple off-street parking is available by means of a double driveway and integral garage. Located within a sought after area, close to open countryside and available with no onward chain, an internal viewing is highly recommended to appreciate what this family home has to offer. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
862 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1499 sq.ft. (139.3 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

UPVC door with double glazed window panels and UPVC double glazed window to front aspect, door leading through to reception hallway.

Reception Hallway

Gas central heating radiator, stairs leading to first floor landing, useful under stairs storage cupboard, doors leading into lounge, kitchen and downstairs W/C.

Downstairs W/C

Two piece suite comprising of low level W/C with hidden cistern, hand wash basin mounted over vanity unit, tiling to part walls, vinyl tiled effect flooring and UPVC double glazed opaque window to side aspect.

Lounge

17' 5" x 10' 10" (5.3m x 3.3m)

UPVC double glazed bow window to front aspect, feature fireplace (un-used) with 'Adam style' surround, marble hearth and back, gas central heating radiator, double doors leading through to dining room.

Breakfast Kitchen

8' 10" x 19' 4" (2.7m x 5.9m)

Matching high and low level storage units with marble effect roll-edged work surfaces over and tiled splash backs, inset stainless steel sink with half sink and drainer, integrated four-ringed electric hob with separate oven and grill, space for inset microwave, space for dishwasher and fridge-freezer, gas central heating radiator, laminate wood effect flooring, UPVC double glazed windows to rear aspect, doors leading to dining room and utility.

Utility

5' 7" x 9' 10" (1.7m x 3.0m)

Space and plumbing for washing machine and dryer, laminate wood effect flooring, UPVC double glazed windows to rear and side aspects, doors leading to rear garden and garage.

Dining Room

14' 5" x 9' 10" (4.4m x 3.0m)

UPVC double glazed sliding doors leading out to rear garden, ceiling coving, gas central heating radiators and UPVC double glazed bow window to side aspect.

First Floor Landing

Loft access and built-in storage cupboard.

Bedroom One

14' 1" x 11' 10" (4.3m x 3.6m)

UPVC double glazed window to front aspect, ceiling coving, gas central heating radiator and built-in wardrobes/storage.

Bedroom Two

14' 5" x 9' 10" (4.4m x 3.0m)

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

Bedroom Three

12' 2" x 11' 10" (3.7m x 3.6m)

UPVC double glazed window to rear aspect, gas central heating radiator, ceiling coving and built-in wardrobes with mirrored sliding doors.

Bedroom Four

7' 7" x 7' 3" (2.3m x 2.2m)

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

Family Bathroom

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

Three piece suite comprising of low level W/C with soft closing mechanism, pedestal hand wash basin and walk-in mains fed thermostatic controlled shower, tiled walls throughout, recessed spotlights, heated towel rail/radiator, UPVC double glazed opaque window to rear aspect and vinyl tiled effect flooring.

Outside

The front of the property having a lawn with bushes, shrubs and trees to borders, additional decorative pebbled border. The rear garden is of a good size, accessed via both sides of the property and being mainly laid to lawn, borders incorporating bushes, shrubs and large trees providing privacy, stone patio/seating area, external water tap, timber fencing to boundaries. Multiple off-street parking is provided by means of a flagstone driveway leading into an integral garage. Garage having up and over door, power, lighting and UPVC double glazed opaque window to side aspect.

Property Particulars:D1