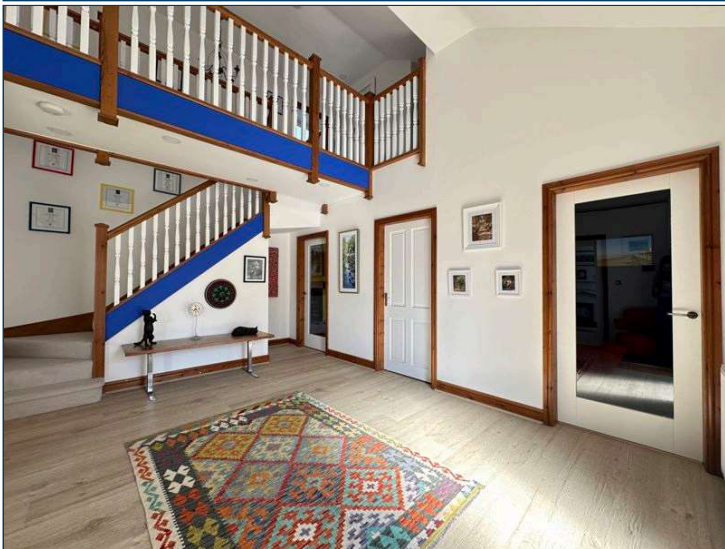


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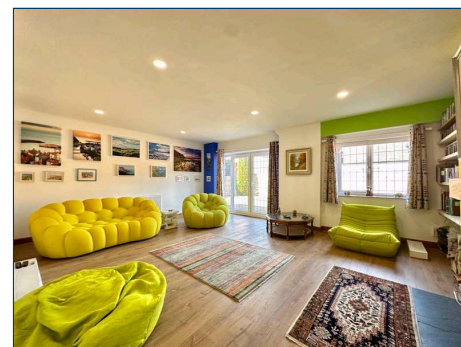
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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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Hardwick Road, East Hardwick, WF8 3DL Five Bedroom Detached **Offers in the Region of £750,000**

- No Onward Chain : Expansive and Stunning Property**
- : Views Over Open Countryside : Five Separate Reception Rooms**
- : Double Bedrooms Throughout : Large Family Bathroom and Two En-Suites**
- : Expansive Gardens with Patio Areas : Electric Gated Driveway and Integral Garage : Separate Outbuilding/Summerhouse**

PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive and beautifully presented four/five bedroom, detached property which is situated in the sought after rural village of East Hardwick.

Offering the perfect amount of privacy, but also close to a full range of local amenities found within the surrounding towns and cities including shops, supermarkets, post offices, banks, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, local golf courses, parkland, lakes and woodland including the National Trust's Nostell Priory, Went Valley and Brockdale Woods. There is close proximity to good private and local schooling at primary, secondary and tertiary level including the renowned Ackworth Schools and QEGS. The property is also close to extensive transport links including the A1, M62 and M1 making the location ideal for commuting into Wakefield, Doncaster, Leeds and York or further afield to such places as Manchester and London.

The property comprises to the ground floor; grand reception hallway, modern breakfast 'farm house style' kitchen with separate utility room, two W/C's, lounge, sitting room, formal dining room, office and playroom/fifth bedroom. To the first floor; four double bedrooms, two en-suites and a large four piece family bathroom.

The property sits on an expansive plot and has low maintenance gardens to the side and a courtyard to the rear. A recent addition is a timber constructed summerhouse which can have a multitude of uses and is ideal for outside entertaining. Accessed via a private approach and electric gates, multiple off street parking is provided by means of an expansive driveway and an integral garage. Available with no onward chain and offering ideal flexible living perfect for a family, an internal viewing is highly recommended to appreciate the accommodation this family home has to offer. BioDisc sewerage system and oil fired central heating system. Freehold: Council Tax Band G. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
2327 sq.ft. (216.2 sq.m.) approx.

1ST FLOOR
1345 sq.ft. (124.9 sq.m.) approx.



TOTAL FLOOR AREA : 3672 sq.ft. (341.2 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

Composite door to front aspect with full length UPVC double glazed opaque window panel, stairs to first floor galleried landing, central heating radiators, ceiling spotlights, under stair storage cupboard and Quick-Step timber effect flooring.

Lounge 20' 1" x 19' 11" (6.13m x 6.07m)

UPVC double glazed French doors leading out to rear patio, UPVC double glazed window to rear aspect, ceiling spotlights, two central heating radiators, a wood burning stove with decorative surround, Quick-Step timber effect flooring.

Family Room/Living Room 21' 0" x 11' 1" (6.4m x 3.39m)

A dual aspect room with UPVC double glazed windows to front and side aspect, two central heating radiators, ceiling spotlights, Quick-Step timber effect flooring and door leading through to study.

Study 12' 0" x 11' 1" (3.65m x 3.39m)

UPVC double glazed window to rear aspect, ceiling spotlights, Quick-Step timber effect flooring and a central heating radiator.

Downstairs W/C 7' 7" x 7' 3" (2.3m x 2.2m)

A two-piece suite comprising of a low-level W/C and a hand wash basin mounted over vanity unit, central heating radiator, ceiling spotlights and Quick-Step timber effect flooring.

Kitchen/Breakfast Room 30' 4" x 12' 2" (9.24m x 3.7m)

A good range of matching high and low storage units with newly fitted Quartz work surfaces over, overlaying original granite work surfaces, a ceramic inset sink with half sink, drainer and chrome mixer tap. Oven, grill and five-ringed electric hob set into a chimney recess with feature timber beam, timber beams to ceiling, ceiling spotlights, central heating radiator, UPVC double glazed windows to side aspect, integrated dishwasher, integrated fridge and freezer, Amtico tiled effect flooring throughout, door leading through to inner hallway and door leading through to side entrance.

Side Entrance

Enter through a composite door with full length double glazed opaque window panel, a Belfast sink with chrome mixer tap, high and low level storage units, UPVC double glazed window to side aspect, central heating radiator, Amtico tiled effect flooring, doors through to W/C and utility.

Utility

Utility having space and plumbing for washing machine, boiler/water cylinder, ceiling spotlights and electric gate entry phone.

Second Downstairs W/C

A two-piece suite comprising of a low-level W/C and a pedestal hand wash basin with chrome mixer tap, central heating radiator, ceiling spotlights and Amtico tiled effect flooring.

Inner Hallway

Featuring the second staircase to the first floor, double doors leading through to dining room and bedroom five/playroom, a useful understairs storage cupboard, central heating radiator and Quick-Step timber effect flooring.

Dining Room 15' 6" x 12' 2" (4.72m x 3.7m)

UPVC double glazed window to front aspect, a central heating radiator, ceiling spotlights and Quick-Step timber effect flooring.

Bedroom Five/Playroom/Gym 11' 11" x 12' 2" (3.64m x 3.71m)

UPVC double glazed window to side aspect, a central heating radiator, ceiling spotlights, Quick-Step timber effect flooring and access to integral garage.

Garage 15' 6" x 12' 2" (4.72m x 3.71m)

Featuring an up and over door, loft access, central heating radiator, power, lighting, water supply and internal pedestrian door for direct access.

Main Landing

Walkway over the ground floor entrance hall and access to the second wing of the property, central heating radiator and store cupboard.

Master Bedroom 22' 2" x 12' 11" (6.76m x 3.94m)

Having a built-in double wardrobe and an additional storage cupboard, two double Velux windows, UPVC double glazed windows to side aspect, central heating radiators, Quick-Step timber effect flooring and door to en-suite.

Master En-suite Bathroom

A four-piece suite comprising of a low-level W/C, a handwash basin mounted over vanity unit with chrome mixer tap, a bath with chrome mixer tap and a corner shower cubicle, ceiling spotlight, tiled floor, tiled half walls, wall-mounted central heated radiator and a UPVC double glazed opaque window to rear aspect.

Bedroom Four 10' 0" x 11' 5" (3.04m x 3.48m)

Double Velux windows, central heating radiator, ceiling spotlights, Quick-Step timber effect flooring and door to en-suite.

En-suite Bathroom 12' 2" x 7' 3" (3.7m x 2.2m)

A three-piece suite comprising of a low-level W/C, a pedestal handwash basin with chrome mixer tap and a shower cubicle with a mains fed thermostatic controlled shower, tiled floor, tiled walls to splash prone areas and a central heated radiator.

Landing Two

Velux window to ceiling with ceiling spotlights and doors leading into other rooms.

Bedroom Two 15' 10" x 12' 2" (4.82m x 3.7m)

Two sets of built-in storage cupboards, double Velux window to front aspect, two central heating radiators and Quick-Step timber effect flooring.

Bedroom Three 20' 4" x 12' 0" (6.2m x 3.67m)

Double Velux window to front aspect, UPVC double glazed window to side aspect, central heating radiator, built-in storage cupboard and Quick-Step timber effect flooring.

House Bathroom 10' 6" x 11' 10" (3.2m x 3.6m)

A four-piece suite comprising of a low-level W/C, a handwash basin mounted over vanity unit with chrome mixer tap, a corner bath with chrome mixer tap and a corner shower cubicle with mains fed thermostatic controlled shower, tiled floor, tiled half walls, two Velux windows and a central heated radiator.

Outside

Private and secluded plot accessed via tree lined road leading to private electric entrance gates, a large sweeping driveway for parking, leading to an integral garage. A lawned garden with outdoor lighting, a paved patio and pathways, a raised corner decked patio with a high spec summerhouse having power, lighting, access to BioDisc sewerage system, UPVC double glazed windows and doors to garden. Property having countryside views and the rear of the property is a sunny positioned courtyard.

Property Details: D1