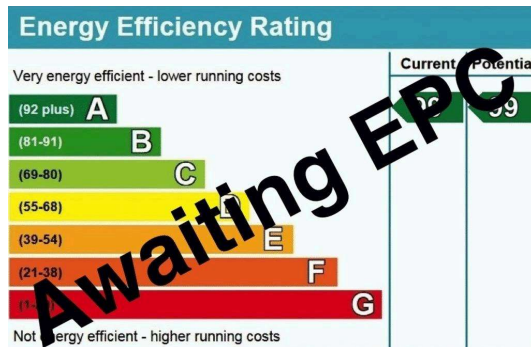




Estcourt Road, Darrington, WF8 3AW

Four Bedroom Detached Home, **£300,000**

In Need of Completion : Planning Permission Ref: 16/02547/FUL : Open Plan Family/Dining Kitchen : Large Family Bathroom : En-Suites to Both Master and Bedroom Four : Good Sized Sunny Positioned Garden : Multiple Off Street Parking with Integral Garage : Sought After Location and Close to Open Countryside : Close to Local Amenities and Schools



Enfields are delighted to offer for sale this impressive, brand new detached home with large rooms throughout, situated within a highly regarded residential area of Darrington.

Well-proportioned and expansive throughout, this home is close to a full range of local amenities found within Darrington, Pontefract and Junction 32 Outlet Village including shops, supermarkets, post office, banks, cafes and restaurants. Easy access is also available to recreational facilities such as local sports centres and swimming baths, Xscape Castleford, local golf courses and Pontefract Park with it's 1300 acres of parkland, lakes and woodland. With close proximity to good local schooling at both primary and secondary level the property is also close to train stations providing extensive public transport links into Wakefield and Leeds. Furthermore, the property is close to the M1, A1 and M62 for commuting further afield.

The property itself comprises to the ground floor; hallway, expansive lounge, downstairs W/C, storage cupboard, utility room, open plan dining kitchen and French doors to the rear garden. To the first floor; master bedroom with dressing room and en-suite, study, three other double bedrooms, two additional en-suites and a modern house bathroom.

The property further benefits from having a sunny positioned, low maintenance and good sized tiered garden to the rear. Multiple off-street parking is also provided by means of a double driveway and an integral garage. The property is a great investment opportunity and in need of internal work to be completed. Freehold. Council Tax Band G. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

