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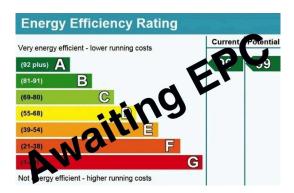
Estcourt Road, Darrington, WF8 3AW

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



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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.



TOTAL FLOOR AREA: 2148 s.g.ft. (199.6 s.g.m.) approx.

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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.