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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	48	
(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 we 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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Bannister Lane, Skelbrooke, DN6 8LU

Four Bedroom Link Detached

Offers in Excess of £600,000

- No Chain : Built in the 18th Century with Modern Presentation Throughout**
- : Expansive Dining Lounge : Modern Kitchen with Fitted Appliances**
- : Good Sized Bedrooms Throughout : Master Bedroom with Generous Private Balcony**
- : Modern House Bathroom and En-Suite : Large and Well Maintained Gardens**
- : Expansive Private Driveway and Double Garage**



PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive four bedroom, link detached property situated within the stunning countryside of Skelbrooke, Doncaster.

Beautifully presented, this 18th Century family home is located close to a full range of amenities found locally all of which have a vast range of shops, supermarkets, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Meadowhall Sheffield Xscape Castleford, local golf courses, parkland, lakes and woodland. The property is also within close proximity to good local private and public schooling at primary, secondary and tertiary levels. As well as comprehensive train links into Wakefield, Doncaster, Leeds and London, the property is central to many locations sitting closely to the A1 motorway giving access to Leeds, Harrogate, Sheffield, Doncaster, Wetherby and York.

The property briefly comprises; to the ground floor, entrance hallway, good sized modern breakfast kitchen, dining lounge and downstairs w/c. To the first floor; master bedroom with large balcony, a good sized bedroom with modern en-suite, two other good sized bedrooms and a modern three piece house bathroom. A beautiful and well maintained garden also having an extensive patio area ideal for seating and entertainment. Multiple off street parking is provided by means of an expansive private driveway and a double garage.

The property further benefits from having an Annex complete with a three piece bathroom. The Annex can be used as accommodation or a substantial office space. Located within a much sought after area, an internal viewing is highly recommended to appreciate what this family home has to offer. Freehold: Council Tax Band F. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



TOTAL FLOOR AREA : 2547 sq.ft. (236.6 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 13' 9" x 11' 10" (4.2m x 3.6m)

Enter through door to front aspect, double glazed window to front aspect, recess spotlights, oil fueled central heating, tiled flooring throughout, stairs leading to first floor landing, useful under stair storage cupboard and doors leading through to other rooms.

Breakfast Kitchen 18' 8" x 10' 6" (5.7m x 3.2m)

Modern kitchen having high and low level storage units with square edged work surfaces over and splash back screen, inset stainless steel sink with drainer and stainless steel mixer tap, integrated four-ringed electric hob with overhead extractor fan, integrated dishwasher, washing machine and tumble dryer, integrated double oven and grill, integrated full size fridge freezer, tiled flooring throughout, oil fueled central heating, recess spotlights and double glazed window to front aspect.

Downstairs W/C 4' 7" x 4' 7" (1.4m x 1.4m)

Two piece suite comprising of a low level W/C and a pedestal hand wash basin with chrome taps, oil fueled central heating, tiled half walls and tiled floors throughout.

Dining Lounge 22' 8" x 29' 6" (6.9m x 9m)

A large space with three oil fueled central heating radiators and bespoke radiator covers, double glazed windows to front aspect, a large double glazed bay window to front aspect, an effective, non-functioning, handmade bespoke sandstone fireplace and hearth with a decorative wrought iron grate and integral lighting, recess spotlights, decorative ceiling coving.

First Floor Landing

Oil fueled central heating, double glazed opaque windows to rear aspect, loft access and doors leading to other rooms.

Master Bedroom 18' 8" x 13' 5" (5.7m x 4.1m)

Wood effect flooring, decorative ceiling coving, double glazed window to front and side aspects, oil fueled central heating, a UPVC door leading out to a large private balcony which has decking with extensive views over the mature garden.

Bedroom Two 14' 9" x 11' 2" (4.5m x 3.4m)

Built-in wardrobes with mirrored sliding doors, decorative ceiling coving, double glazed window to front aspect, oil fueled central heating and door leading through to en-suite.

En-Suite 5' 11" x 5' 3" (1.8m x 1.6m)

Two piece suite comprising of a round hand wash basin with chrome mixer tap mounted over vanity unit and a walk-in mains fed thermostatic controlled shower with two shower head attachments over, tiled walls to splash prone areas, oil fueled central heating, recess spotlights, a double glazed opaque window to front aspect and wood effect flooring.

Bedroom Three 14' 9" x 10' 10" (4.5m x 3.3m)

Double glazed window to front aspect, oil fueled central heating, decorative ceiling coving and a built-in wardrobe.

Bedroom Four 12' 6" x 10' 2" (3.8m x 3.1m)

Double glazed window to front aspect, decorative ceiling coving, oil fueled central heating, recess spotlights and a built-in wardrobe with mirrored sliding doors.

House Bathroom 6' 7" x 6' 3" (2m x 1.9m)

Three piece suite comprising of a low level W/C, a pedestal hand wash basin and a bath with chrome mixer tap and shower head attachment, tiled walls throughout, oil fueled central heating, double glazed opaque window to side aspect and tiled effect flooring.

Outside

Front of the property has expansive stone patio area ideal for seating and entertainment, with access to an outdoor store, with a block paved walkway leading to multiple areas of the garden across two tiers. Feature mature bushes, shrubs and trees to all borders with up lights showcasing the grounds at night, made private with timber fencing and hedging to boundaries. Property is accessed via a large private sweeping pebbled driveway through electric wrought iron double gates with sensory security lights and a pedestrian stone walkway leading directly to the main house, which also has multiple off-street vehicle parking with the ability to hold a magnitude of cars with a double garage having electric up and over doors, power and lighting. The garden also hosts an Annex which can be used as a guest accommodation or a substantial office.

Annex 12' 2" x 21' 0" (3.7m x 6.4m)

Having laminate wood flooring, electric central heating, useful storage cupboard, UPVC double glazed window to front aspect, UPVC double glazed French doors to front aspect and door through to en-suite. A private south facing garden which is mainly laid to lawn with decking and bushes and shrubs to borders.

Annex En-suite 8' 10" x 3' 11" (2.7m x 1.2m)

Three piece suite comprising of a low level W/C, a pedestal hand wash basin with electric tap and a walk-in electric shower, waterproof walls to splash prone areas, a wall-mounted heated towel rail, UPVC double glazed window to side aspect and vinyl flooring.

Property Details: D1