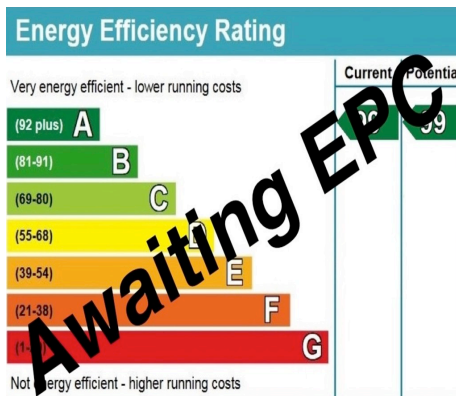
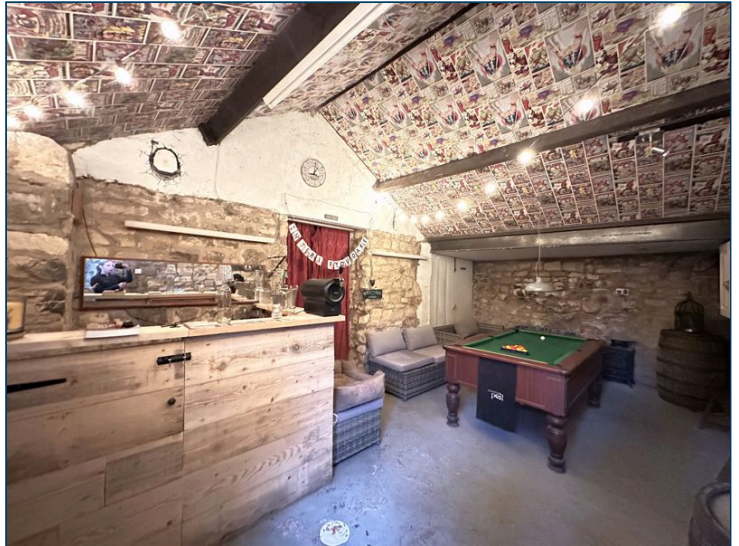


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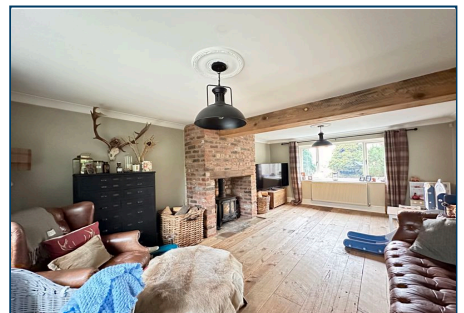
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2 Alamo House, Pontefract, West Yorkshire WF8 1BN  
 t: 01977 233124 f: e: sales-pontefract@enfields.co.uk www.enfields.co.uk

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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## Rectory Close, Skelbrooke, DN6 8GA Three Bedroom Detached Cottage **Offers in Excess of £550,000**

**Stone Built Property with Period Features : Spacious Kitchen with Separate Utility : Large Lounge, Gym, Workshop : Modern Bathroom : Spacious Bedrooms Throughout : Ensuite to Master Bedroom : Large and Sunny Positioned Gardens with Countryside Views : Expansive Driveway with Garage : Must Be Viewed to Fully Appreciate**



## PROPERTY DETAILS

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

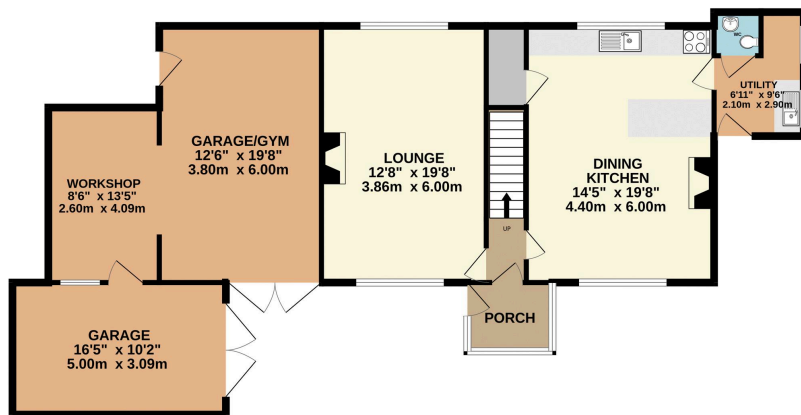
Beautifully presented, this family home is located close to a full range of amenities found locally all of which have a vast range of shops, supermarkets, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Meadowhall Sheffield Xscape Castleford, local 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 porch, good sized dining kitchen, lounge, downstairs w/c, utility room, bar, garage and workshop. To the first floor; master bedroom with ensuite, a good sized double bedroom, one other good sized bedroom and a modern four piece house bathroom. A large and beautiful front 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.

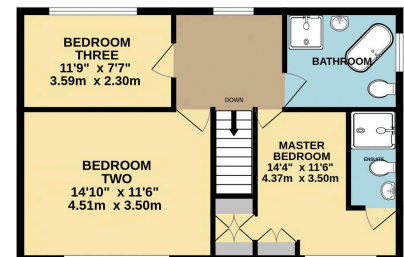
The property further benefits from being close to expansive countryside. Located within a much sought after area, an internal viewing is highly recommended to appreciate what this family home has to offer. Freehold: Council Tax Band E. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS

GROUND FLOOR



1ST FLOOR



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 6' 7" x 5' 3" (2m x 1.6m)**

Enter through composite door with double glazed window panels to side aspect, tiled floors and UPVC double glazed windows to front and side aspects, recess spotlights, door leading through to inner hallway.

### **Inner Hallway**

Tiled flooring, doors leading through to lounge and kitchen diner and stairs leading up to first floor landing and recess spotlights.

### **Kitchen Diner 19' 8" x 14' 5" (6m x 4.4m)**

An attractive well-proportioned living space with an extensive range of base units and draws, with granite square edge work surfaces over with matching splashbacks, inset ceramic sink with stainless steel mixer tap, a Range Master cooking unit with canopy style extractor hood over, a kitchen island with a granite work surface, tiled flooring throughout, a gas central heated radiator, picture railing to walls, recess spotlights, a feature original cast iron range with an open brick chimney surround, UPVC double glazed windows to front and rear aspect with open countryside views, under stair storage cupboard with space for full size fridge freezer and storage and door leading through to utility room.

### **Utility Room 9' 6" x 6' 11" (2.9m x 2.1m)**

Enter through composite door with double glazed window panel to front aspect, matching high and low level storage units, with wooden work surfaces over, complimentary tiled splashback and inset ceramic sink with mixer tap, space and plumbing for washing machine and tumble dryer, tiled flooring, UPVC double glazed windows to side aspect, door through to downstairs W/C and loft access for storage.

### **Downstairs W/C**

Two piece suite comprised of low level W/C with soft close mechanism, a wall-mounted handwash basin with tiled splashback and tiled flooring.

### **Lounge 19' 8" x 13' 1" (6m x 4m)**

Feature Inglenook log burner with open brick chimney surround and a tiled hearth, oak wooden flooring throughout, gas central heated radiator, a wooden ceiling beam, decorative ceiling roses and UPVC double glazed windows to front and rear aspect.

### **First Floor Landing**

Doors leading into other rooms, a gas central heated radiator, recessed spotlights and a stunning full length arched window with open views to surrounding countryside.

### **Master Bedroom 11' 6" x 11' 2" (3.5m x 3.4m)**

Wooden flooring, custom half wall panelling, built-in storage cupboard, gas central heated radiator, UPVC double glazed window to front aspect, recess spotlights and door leading through to en-suite bathroom.

### **En-suite 7' 7" x 3' 11" (2.3m x 1.2m)**

Three piece suite comprising of low level W/C, pedestal handwash basin with chrome mixer tap and tiled splashback, walk-in electric shower, tiled walling to splash prone areas, recess spotlights, tiled flooring and loft access.

### **Bedroom Two 14' 9" x 11' 10" (4.5m x 3.6m)**

Solid wood floor boarding, custom half wall panelling, gas central heated radiator, UPVC double glazed window to front aspect.

### **Bedroom Three 11' 10" x 7' 7" (3.6m x 2.3m)**

Solid wood floor boarding, gas central heated radiator, UPVC double glazed window to rear aspect providing views over open countryside.

### **Bathroom 12' 6" x 7' 7" (3.8m x 2.3m)**

Four piece suite comprising of low level W/C with soft close mechanism, a pedestal handwash basin with chrome mixer tap, a walk-in mains fed thermostatic controlled waterfall shower, free standing bathtub with chrome mixer tap, tiled half walls and tiled flooring throughout, a wall mounted gas central heated radiator and tower rail, recess spotlights, UPVC double glazed window to side aspect.

### **Outside**

Front of the cottage are double timber farm gates leading to a large sweeping driveway with parking for a magnitude of cars, garden to the side of the cottage is mainly laid to lawn with bushes, shrubs and trees to borders and hedging to boundaries, a block paved patio area.

### **Garages**

Attached to the main house and access through garage doors, two large stone garages and a workshop which can be access via both garages. One garage is currently used as a bar and social area.

### **Property Details: D1**