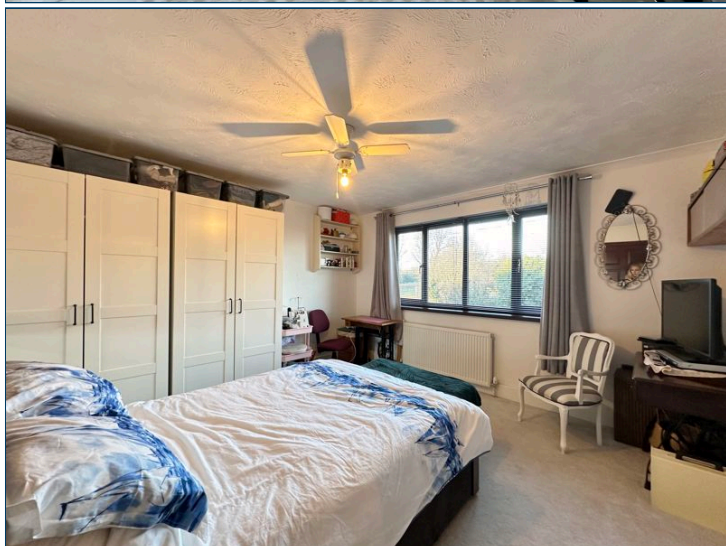


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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2 Alamo House, Pontefract, West Yorkshire WF8 1BN
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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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Main Street, Great Heck, DN14 0BQ Four Bedroom Detached, **Offers in Excess of £475,000**

Expansive and Larger Than Expected : Approx 2 Acres Plot Including Gardens and Paddock : Four Seperate Reception Room : Modern Kitchen : Double Bedrooms Throughout : Modern Bathroom and En-Suite : Expansive Covered Patio Area : Multiple Off Street Parking : Good Rail, Bus and Road Transport Links

PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive four bedroom detached situated in the sought after location of Great Heck.

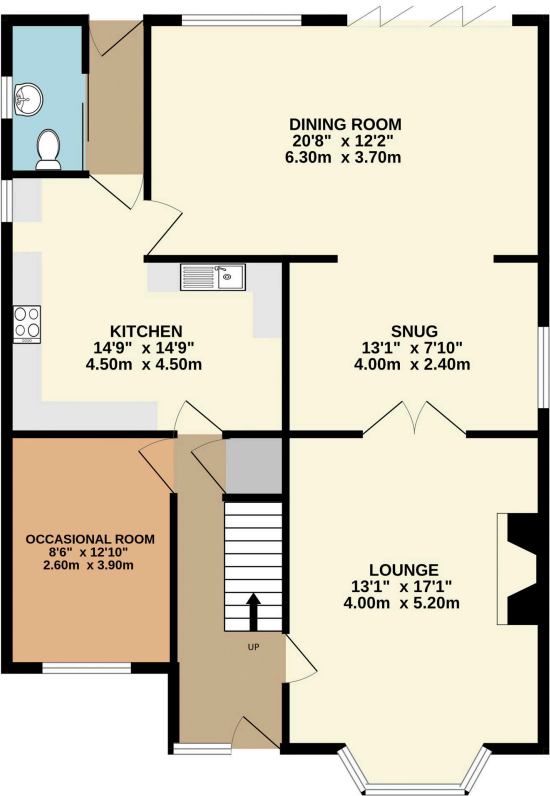
Well presented throughout, this family home is close to open countryside as well as a full range of local amenities found within Selby, Pontefract town centre and Junction 32 Outlet Village including shops, supermarkets, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, local golf courses, Xscape Castleford, parkland, lakes and woodland. There is also a close proximity to good local schooling at both primary and secondary level. The property is also close to comprehensive transport links into Wakefield, Doncaster, York and Leeds.

The property itself comprises to the ground floor; reception hallway, large lounge, snug, separate expansive dining room, office/study, good sized modern kitchen and downstairs WC. To the first floor; expansive master bedroom with modern en-suite shower room, three further double bedrooms and a modern four piece family bathroom.

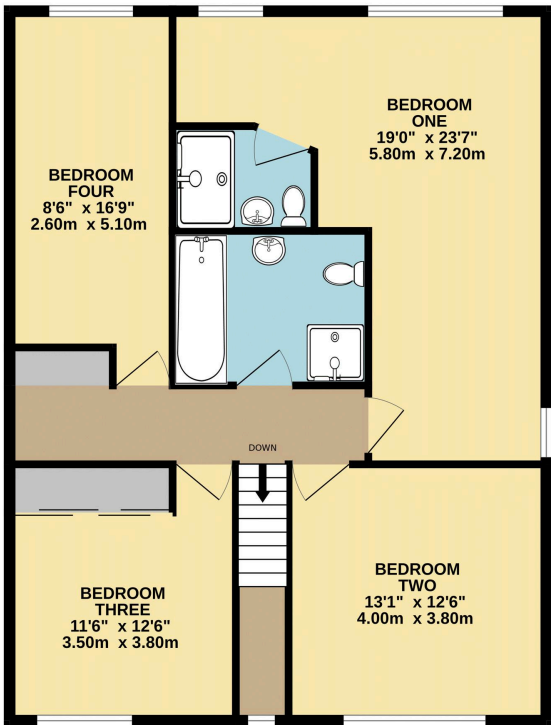
The property is set back from the road and stands within approximately 2 acres of gardens, paddocks and hardstanding with separate access. There is also a large covered patio that is ideal for outside entertaining as well as numerous outbuildings that are currently used for storage. Located within a sought after village, an internal viewing is highly recommended to appreciate the size of the property and the plot that it sits within. Freehold: Energy Performance Rating C: Council Tax Band E. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
979 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR
986 sq.ft. (91.6 sq.m.) approx.



TOTAL FLOOR AREA: 1965 sq.ft. (182.5 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

UPVC door and UPVC double glazed window to front aspect, oil central heated radiator, laminate wood effect flooring, useful understairs storage cupboard, doors leading into other rooms and stairs leading to first floor landing.

Lounge 17' 1" x 13' 1" (5.2m x 4m)

Laminate wood effect flooring throughout, oil central heated radiator, decorative ceiling coving, feature open flame coal fireplace with an adam style surround with stone hearth and tiled back, UPVC double glazed windows to front aspect in a bay and double doors leading through to snug area.

Snug 7' 10" x 13' 1" (2.4m x 4m)

Oil central heated radiator, UPVC double glazed opaque window to side aspect and an opening through to the dining room.

Occasional Room 12' 10" x 8' 6" (3.9m x 2.6m)

Oil central heated radiator and UPVC double glazed window to front aspect.

Kitchen 14' 9" x 14' 9" (4.5m x 4.5m)

Matching high and low level storage units with laminate roll edge work surfaces over, inset stainless steel sink with drainer and chrome mixer tap, range master cooking range with extractor fan over, space for full sized fridge freezer and dishwasher, vinyl wood effect flooring throughout, tiled walls, recess spotlights, large serving window looking through to dining room, UPVC double glazed window to side aspect, doors leading through to dining room and rear entrance hallway.

Rear Hallway

Vinyl wood effect flooring, door to downstairs W/C and UPVC door to rear garden.

W/C

Two piece suite comprising of a low level W/C, handwash basin with chrome mixer tap, vinyl wood effect flooring, tiled walls throughout, recess spotlight, UPVC double glazed opaque window to side aspect and space and plumbing for washing machine and tumble dryer.

Dining Room 12' 2" x 20' 8" (3.7m x 6.3m)

Vinyl wood effect flooring throughout, oil central heated radiator, UPVC double glazed window to rear aspect and UPVC double glazed bi-folding doors to rear patio.

First Floor Landing

Doors leading into other rooms, useful storage area, oil central heated radiator and a feature opaque arch window to front aspect.

Bedroom One 23' 7" x 19' 0" (7.2m x 5.8m)

Large bedroom with UPVC double glazed windows to side and rear aspect, laminate wood effect flooring, oil heated radiator, loft access and door through to en-suite bathroom

En-suite

Three piece suite comprising of low level W/C, a wall mounted handwash basin with chrome mixer tap, walk in electric shower, vinyl flooring, tiled walls, recess spotlights and a wall mounted chrome oil radiator.

Bedroom Two 12' 6" x 13' 1" (3.8m x 4m)

Oil heated radiator and UPVC double glazed window to front aspect.

Bedroom Three 12' 6" x 11' 6" (3.8m x 3.5m)

Oil heated radiator, UPVC double glazed window to front aspect and built in wardrobes with mirrored sliding doors.

Bedroom Four 16' 9" x 8' 6" (5.1m x 2.6m)

Oil heated radiator and UPVC double glazed window to rear aspect.

House Bathroom

Four piece suite comprising of a low level W/C with soft close mechanism, pedestal handwash basin with chrome taps, a free standing bath with chrome taps, walk in mains fed thermostatically controlled shower, vinyl flooring and tiled walls throughout, chrome wall mounted oil heated tower rail.

Outside

Front of the property has a raised pebbled border with hedges to boundaries and multiple off street parking provided by the means of a large concrete double driveway, leading to a detached garage with timber stable doors, power and lighting. Rear of the property is accessed from the side of the property through double wrought iron gates and through a private driveway, it benefits from a large stone patio seating area with a canopy and outside tap. The property sits on a large plot of land and is made private with hedging, trees, bushes and shrubs to all boundaries, multiple garages and sheds with power and lighting.

Property Particulars: D1