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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(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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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.

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Station Road, Hensall, DN14 0QR Four/Five Bedroom Detached, **Offers in Excess of £550,000**

**Beautiful Presentation Inside and Out : Four Separate Reception Rooms :
Modern Breakfast Kitchen and Large Modern Bathroom : Double Bedrooms
Throughout : Expansive Plot with Landscaped/Mature Gardens :
Garden/Summer House Ideal for Outside Entertaining : Multiple Vehicle
Driveway and Detached Garage : Close to Amenities and Schools within
Surrounding Towns : Located in Open Countryside and Close to
Motorway Networks**

PROPERTY DETAILS

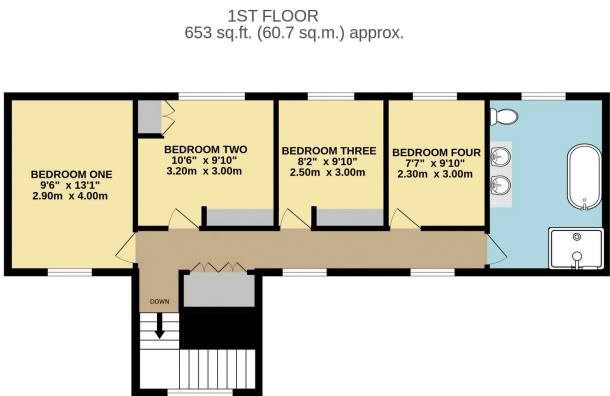
Enfields are delighted to offer for sale this impressive and expansive four/five bedroom detached property situated within a sought after residential area of Hensall.

Beautifully presented throughout, this family home is close to a full range of local amenities found within Snaith, Selby, Pontefract and Goole including shops, supermarkets, post office, banks, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, local golf courses, parkland, lakes and woodland. There is close proximity to good local schooling at both primary and secondary level. The property is also close to extensive transport links into York, Leeds, Wakefield, Goole and Doncaster.

The property briefly comprises to the ground floor; entrance hallway, good sized lounge, family snug/office, dining room, modern breakfast kitchen, utility room and downstairs w/c. To the first floor; four good sized double bedrooms and an expansive, modern five piece house bathroom.

The property also benefits from having an expansive and landscaped mature garden that includes a garden tool shed, lawned areas, mature borders, trees, vegetable growing areas and water feature. In addition, there is a large sunny positioned patio area as well as a standalone, garden/summer house all of which are ideal for outside entertaining. Multiple off-street parking is also provided by a large driveway and detached garage. A viewing is a must to fully appreciate what this home has to offer both internally and externally. Freehold: Energy Performance Rating D: Council Tax Band E. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



TOTAL FLOOR AREA : 1835 sq.ft. (170.5 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

Enter through composite door with double glazed opaque window panel to side aspect. Gas central heated radiator. Recess spotlights. Stairs leading to first floor landing with timber balustrade and understairs storage area. Door leading through to lounge.

Lounge

12' 10" x 26' 7" (3.9m x 8.1m)

Solid oak flooring throughout. Gas central heated radiator. Feature multi-fuel log burner with an open brick surround and hearth. Double doors leading through to dining room. Timber ceiling beams. UPVC triple glazed windows to front aspect. Opening through to breakfast kitchen and door leading through to utility area.

Utility Room

12' 10" x 8' 10" (3.9m x 2.7m)

Low level storage with roll-edged wood effect work surfaces and stone splashbacks. Inset stainless steel one and a half sink with draining board and mixer tap. Space and plumbing for washing machine. Recess spotlights. Built in storage. UPVC double glazed opaque window to front aspect. Sliding door through to downstairs W/C. Laminate wood effect flooring.

Downstairs W/C

Two piece suite comprising of a low level W/C with soft close mechanism. Wall mounted handwash basin with chrome mixer tap and a stone splashback. Open brick walls and laminate wood effect flooring. Recess spotlights. UPVC double glazed opaque window to rear aspect.

Breakfast Kitchen

15' 1" x 13' 1" (4.6m x 4.0m)

Matching high and low level storage units with granite effect roll-edged work surfaces and complimentary tiled splashbacks. Inset ceramic double sink with chrome mixer tap. Cooking range with a range master extractor fan hood over. Integrated dishwasher and space for full sized fridge-freezer. Stone flooring throughout. Vertical column gas central heated radiator. Recess spotlights. UPVC double glazed window to rear and side aspect with stone windowsills. UPVC door leading to rear garden.

Dining Room

15' 1" x 22' 8" (4.6m x 6.9m)

Solid oak flooring throughout. Gas central heated radiators. Two decorative ceiling roses. UPVC double glazed windows to side and rear aspect. UPVC double glazed French doors leading to rear garden.

Office/Snug

12' 10" x 9' 2" (3.9m x 2.8m)

Gas central heated radiator. UPVC triple glazed window to front aspect.

First Floor Landing

UPVC triple glazed window to front aspect. Gas central heated radiators. Built-in storage cupboard. Recess spotlights. Doors leading into other rooms.

Bedroom One

13' 1" x 9' 6" (4.0m x 2.9m)

Gas central heated radiator. UPVC triple glazed window to front aspect. Decorative ceiling rose. Feature timber beam.

Bedroom Two

9' 10" x 10' 6" (3.0m x 3.2m)

Gas central heated radiator. UPVC triple glazed window to rear aspect. Built-in storage cupboards.

Bedroom Three

9' 10" x 8' 2" (3.0m x 2.5m)

Gas central heated radiator. UPVC triple glazed window to rear aspect. Built-in storage cupboard.

Bedroom Four

9' 10" x 7' 7" (3.0m x 2.3m)

Gas central heated radiator. UPVC triple glazed window to rear aspect.

House Bathroom

13' 1" x 8' 10" (4.0m x 2.7m)

Five piece suite comprising of a low level W/C with soft close mechanism, freestanding bath with chrome central mixer tap and stone walls to splash prone areas, walk-in mains fed thermostatic controlled waterfall shower, twin handwash basins mounted over granite topped vanity unit with chrome mixer taps and matching splashback. Recess spotlights. Loft access. Wood effect flooring. Gas central heated radiator. UPVC triple glazed opaque window to rear aspect.

Outside

Front of the property has a garden which is mainly laid to lawn with bushes, shrubs and trees to borders and hedging to boundaries. Rear garden accessed via side of property through a timber gate and having an entertainment area consisting of a large Yorkshire stone patio area with slate chippings and pebbled borders. Access to garage and outside tap. Water feature and a brick garden room with UPVC double glazed windows ideal for seating and entertainment. Walkway leading to another large garden which is mainly laid to lawn with a multitude of bushes, shrubs and trees. Hedging to boundaries. Brick garden shed for garden equipment storage. Large pebbled driveway providing multiple off-street vehicle parking entered via double timber gates leading to a large, detached garage. Garage having an electric door, UPVC double glazed opaque windows, inspection pit, power/lighting and can hold up to approx. four cars.

Property Particulars D1