

4 Bed

House - Detached

located in

£360,000







enfields

Earls Chase

Pontefract

WF8 1SH









Lead In
Occupying an enviable corner position on one of the largest plots within the development, this spacious four bedroom detached home is tucked away within a quiet cul-de-sac and offers fantastic accommodation both inside and out.

The standout feature of this property is undoubtedly its generous plot. Beautiful gardens surround the home, complemented by a driveway providing parking for up to four vehicles, a carport and a separate detached garage. Further practical additions include solar panels, an EV charging point, security lighting and CCTV, making this an exceptionally well-equipped family home.

Internally, the property has been maintained to a good standard throughout and offers a spacious and practical layout. The ground floor comprises a welcoming entrance hallway, generous lounge, kitchen diner with separate utility room, downstairs WC and a dedicated home office, ideal for those working remotely.

To the first floor are four well-proportioned bedrooms, including three doubles and a further single bedroom. The principal bedroom benefits from its own en-suite, alongside the main family bathroom. The loft is also boarded, providing valuable additional storage space.

Externally, the larger-than-average gardens and corner position provide a real sense of space and make this home particularly appealing for families, while the substantial driveway, carport and separate garage offer excellent parking and storage facilities.

Conveniently situated for Pontefract town centre, the property also provides excellent access to motorway networks, Xscape Yorkshire, local amenities and a selection of well-regarded schools.

An ideal purchase for growing families or buyers looking to upsize, this home combines four bedrooms, generous gardens, excellent parking, a separate garage, home office and energy-saving solar panels in a highly desirable position.

Homes within this area tend to attract strong interest, and early viewing is highly recommended to fully appreciate the space, plot and position this wonderful property has to offer.

Entrance Hall
12'9" x 9'8"
Access to kitchen diner, WC, office, living room and the stairs leading to the first floor. Wood effect flooring. Central heated radiator.

WC
2'11" x 5'11"
WC with low level flush. Wash hand basin with chrome taps. Extractor fan. Wood effect flooring. Central heated radiator.

Kitchen Diner
22'3" x 9'3"
A range of high and low level kitchen units with integrated oven, hob and extractor hood. Space for an American style fridge freezer. Sink with drainer and chrome mixer tap. Breakfast bar. Access to utility room. Wood effect flooring. Central heated radiator. UPVC double glazed French doors leading to the rear garden. UPVC double glazed window to the front elevation.







Utility Room
6'1" x 5'11"
High and low level kitchen units. Plumbing for washing machine. UPVC double glazed French door leading to the rear garden. Wood effect flooring.

Office
6'11" x 7'3"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Living Room
14'11" x 10'10"
Feature fire with hearth and surround. Wood effect flooring. Central heated radiator. UPVC double glazed French doors leading to the rear garden.

Landing
9'5" x 9'11"
Access to all four bedrooms and the house bathroom. Carpeted throughout. Central heated radiator.

Bedroom One
11'5" x 11'
Access to en suite. Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

En Suite
6'2" x 6'
White suite comprising of WC with low level flush. Shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect tiled flooring. Central heated radiator. UPVC double glazed frosted window to the front aspect.

Bedroom Two
10'11" x 9'6"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Three
8'11" x 9'5"
Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.



Earls Chase, Pontefract, WF8 1SH

Bedroom Four
8'8" x 9'6"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bathroom
5'10" x 7'7"
White suite comprising of jacuzzi bath with shower screen, chrome mixer tap and mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Partly tiled walls. Wood effect tiled flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the rear aspect.

External
Occupying a generous corner plot, the property enjoys an attractive frontage with a gravelled garden, established planting and pathways leading to the main entrance. A substantial driveway provides ample off-street parking and leads to the detached garage, while a covered carport provides further useful parking or sheltered storage.

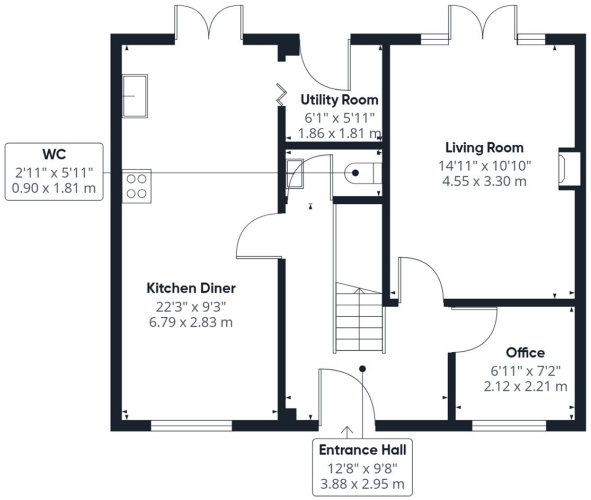
To the rear is a particularly generous and well-maintained enclosed garden, predominantly laid to lawn and offering an excellent space for families, entertaining and outdoor relaxation. A paved patio extends across the rear of the property, providing an ideal seating and dining area, complemented by established borders and planting. The garden further benefits from a good degree of openness, while roof-mounted solar panels can be seen to the rear elevation.

Seller Notes
A particular feature of the property is the south-west facing rear garden, ideally positioned to enjoy the afternoon and evening sun. Offering a lawned area with established borders, mature hedging and space for outdoor seating, it provides a pleasant setting for relaxing, entertaining and enjoying the warmer months.

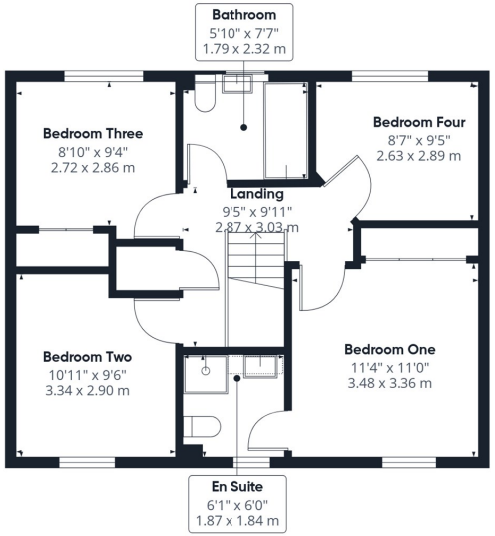




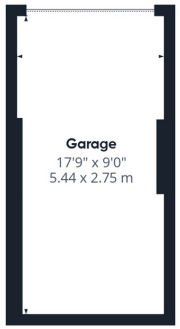




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

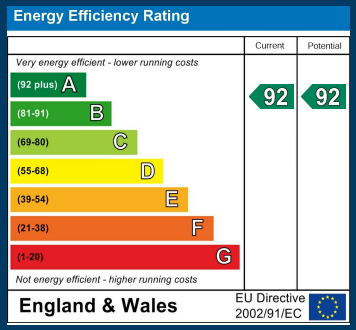
1301 ft²

120.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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