Park Row

The proactive estate agent

Hadrian Close, Thorpe Audlin, Pontefract, WF8 3EY

£260,000

3 | 1 | 2 | D

MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS

Lead In

Situated within the highly regarded residential village of Thorpe Audlin, ideally positioned between Wentbridge and Badsworth, is this spacious three-bedroom detached family home offering an abundance of potential throughout.

Occupying an enviable position overlooking open fields to the rear, this attractive home is perfectly suited to a growing family or purchaser looking to create a long-term forever home within a sought-after semi-rural location. The village itself remains extremely popular due to its peaceful surroundings whilst still providing excellent commuting links to nearby motorway networks, towns and local amenities.

Internally, the property offers generous and versatile accommodation throughout and would now benefit from a scheme of modernisation, allowing the next owner the exciting opportunity to personalise the home to their own taste and specification. The bathrooms have already been updated, providing a fantastic starting point for further improvement.

To the ground floor the property benefits from spacious reception rooms, creating flexible living and entertaining space ideal for modern family life. A useful downstairs WC adds further practicality alongside a good-sized garage and driveway providing ample off-road parking.

One of the standout selling points of this home is the substantial potential on offer, particularly with the possibility of opening the rear of the garage to connect to the lounge. The property also enjoys a large enclosed rear garden backing onto open fields, offering a wonderful outdoor space for families, entertaining or simply enjoying the countryside setting.

The location is further enhanced by excellent nearby primary and secondary schools, countryside walks and convenient access to surrounding villages and commuter routes.

Rarely do properties within this location offering such potential become available and an early internal viewing is strongly recommended to fully appreciate the size, setting and opportunity this lovely home has to offer.

Entrance Porch

10'5" x 2'12" (3.17 x 0.91)

Access to hallway. Built in storage cupboard. Tiled effect flooring.

Hallway

5'10" x 10'6" (1.79 x 3.19)

Access to WC, kitchen and living room / diner. Carpeted throughout. Central heated radiator.

WC

2'8" x 4'7" (0.82 x 1.39)

WC with low level flush. Wash hand basin with chrome mixer tap. Full height wall tiling. Central heated towel rail. UPVC double glazed frosted window to the front aspect.

Kitchen

9'5" x 11'5" (2.87 x 3.48)

Range of high and low level kitchen units with integrated appliances including oven and four ring hob with extractor hood over. One and half bowl sink with drainer and chrome mixer tap. Central heated radiator. UPVC double glazed window to the front elevation.

Living Room / Diner

19'1" x 10'3" (5.81 x 3.12)

Carpeted throughout Central heated radiator. UPVC double glazed windows to the rear elevation. UPVC door giving access to the rear garden.

Garage

9'6" x 19'4" (2.89 x 5.89)

Electric roller door.

Gym / Office

8'8" x 10'10" (2.65 x 3.30)

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation. UPVC door giving access to the rear.

Landing

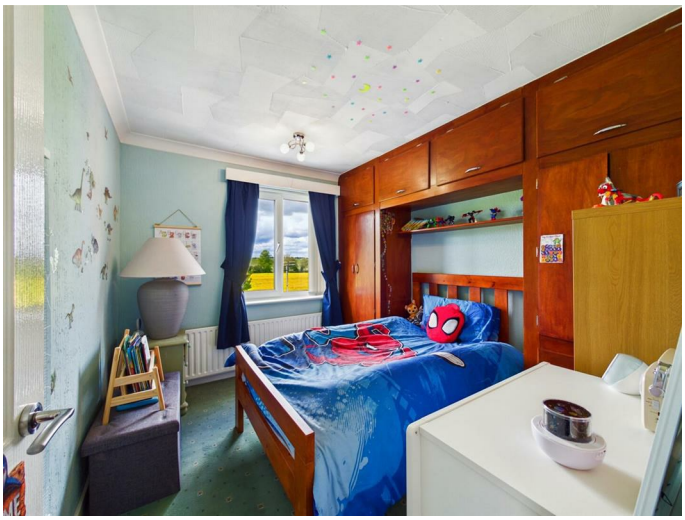
2'11" x 5'7" (0.89 x 1.70)

Access to all three bedrooms and the house bathroom. Carpeted throughout.

Bedroom One
7'9" x 11'3" (2.37 x 3.44)

Built in wardrobes and storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Two
9'2" x 10'3" (2.80 x 3.13)



Built in wardrobes and storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Three
9'7" x 7'9" (2.93 x 2.35)

Built in storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bathroom
8'11" x 4'7" (2.71 x 1.40)

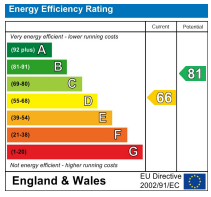
White suite comprising of WC with low level flush. Panel bath with shower screen and mains feed shower. Wash hand basin with chrome mixer tap. Full height wall tiling. Central heated towel rail. UPVC double glazed frosted window to the front aspect.

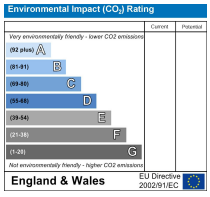
Externally

Occupying an attractive position, this detached family home benefits from a well-maintained frontage with a lawned garden and mature planted borders, creating excellent kerb appeal. A generous driveway provides ample off-road parking and leads to the attached garage, offering additional storage and practicality. The property enjoys a pleasant setting within an established residential location close to local amenities and transport links.
To the rear, the property boasts a beautifully maintained enclosed garden enjoying a high degree of privacy and open

views beyond. The garden is mainly laid to lawn with a spacious paved patio seating area, ideal for outdoor dining and entertaining. Mature shrubs, planted borders and established greenery create a peaceful outdoor space, while additional features include a greenhouse and garden storage. The rear garden offers an excellent space for families and those looking to enjoy outdoor living.

T 01977 791133
W www.parkrow.co.uk
30 Newgate, Pontefract, West Yorkshire, WF8 1DB
pontefract@parkrow.co.uk





MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS