



**Darrington Road, Pontefract WF8 3RY**



**Welcome to**

**Darrington Road, Pontefract**

\*\*\*GUIDE PRICE £475,000 - £500,000\*\*\* The property consists of an entrance hall, study, lounge, open-plan kitchen/diner, four double bedrooms, family bathroom, en-suite, integrated double garage, driveway for multiple vehicles, and a rear garden with countryside views.



### **Entrance Hall**

With a front entrance door and a gas central heating radiator.

### **Wc**

With a low level flush WC, wash hand basin and extractor fan.

### **Study**

6' 2" x 6' 11" ( 1.88m x 2.11m )  
Window to the front.

### **Lounge**

17' 3" x 11' ( 5.26m x 3.35m )  
With two windows to the front and side aspects and a gas central heating radiator.

### **Kitchen/Diner**

24' 7" x 9' 7" ( 7.49m x 2.92m )  
A fitted kitchen consisting of wall, base and drawer unit with resin work surfaces over, stainless steel sink and drainer, double oven with grill, 5 burner gas hob, extractor hood, integrated fridge freezer, dishwasher, laminate flooring, space for dining table, window to the side and double doors to the rear aspect.

### **Landing**

With spot lights to the ceiling and gas central heating radiator.

### **Bedroom One**

17' 8" x 17' 7" ( 5.38m x 5.36m )  
With two windows to the front, a window to the side and a gas central heating radiator. Access into the ensuite and walk in closet.

### **Walk In Closet**

With sliding wardrobes and a window to the front.

### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin, walk in shower, towel radiator, spot lights, extractor fan, tiled walls, tiled flooring and a window to the rear.

### **Bedroom Two**

13' 4" x 9' 8" ( 4.06m x 2.95m )  
With a window to the side and a gas central heating radiator.

### **Bedroom Three**

11' 4" x 11' 3" ( 3.45m x 3.43m )  
With a window to the side, a window to the front and a gas central heating radiator.

### **Bedroom Four**

12' 2" x 9' 6" ( 3.71m x 2.90m )  
With a window to the front aspect, loft access and a gas central heating radiator.

### **Bathroom**

A four piece suite consisting of a low level flush WC, wash hand basin, built in bath with tiled surround, shower cubicle, extractor fan, spot lights to the ceiling and a window to the rear.

### **Front Garden**

A tarmac driveway.

### **Rear Garden**

Fully enclosed tiered garden to the rear, with flower beds, patio area and fenced boundaries. Open aspect over fields.

### **Garage**

With double integrated electric doors, two windows to the side and a door leading out to the rear of the property..



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## Welcome to

### Darrington Road, Pontefract

- \*\*\*GUIDE PRICE £475,000 - £500,000\*\*\*
- Four Double Bedroom Family Home
- Double Integrated Garage
- Bathroom and En-Suite
- Spacious Kitchen/Diner

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

guide price

**£475,000 - £500,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON116860 - 0003

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