



4 Bed  
House - Detached  
located in  
Pontefract

Offers Over £410,000



Retreat Place

Pontefract

WF8 4SX

**\*\*ENERGY EFFICIENT PROPERTY\*\*SOLAR PANELS\*\*AIR SOURCE HEAT PUMP\*\***

Lead In

This exclusive four-bedroom detached home has been thoughtfully extended by the current owners, creating a spacious and versatile family home finished to a modern standard throughout. Being freehold and benefiting from solar panels and an air source heat pump, the property offers a number of eco-friendly features and additional upgrades that many neighbouring homes on the development may not have, making it stand out within the estate.

The accommodation boasts four well-proportioned bedrooms, generous reception spaces and modern fixtures and fittings throughout, providing comfortable and contemporary living for a range of buyers.

To the front of the property, the home enjoys an attractive outlook with open greenery, offering one of the more desirable positions within the development. To the rear, there is a private enclosed garden, ideal for outdoor relaxation or entertaining.

Externally, the property benefits from a garage, double driveway and electric vehicle charging point, further enhancing the practicality and eco-conscious appeal of the home.

Situated within the highly regarded Princes Park development, the property enjoys excellent connectivity to Pontefract town centre, local train stations and Pontefract Park and Racecourse. The area also offers well-regarded schools, local amenities and convenient commuter links, making it an ideal choice for families and professionals alike.

Princes Park is widely considered one of the most sought-after modern developments in Pontefract, and homes of this style, position and specification rarely remain on the market for long.

Entrance Hall

10'5" x 4'12"

Access to the living room, WC and kitchen diner. Wood effect flooring. Central heated radiator.

Living Room

17'5" x 11'2"

Media wall incorporating a feature electric fire. Wood effect flooring. Central heated radiator. UPVC double glazed bay window to the side. UPVC double glazed window to the front and side elevation.

WC

3'1" x 6'

WC with low level flush. Wash hand basin with chrome mixer tap. Wood effect flooring. Central heated radiator UPVC double glazed frosted window to the side elevation.

Kitchen Diner

11'10" x 17'3"

Modern range of high and low level kitchen base units with integrated appliances including microwave, oven, electric hob, extractor fan, wine fridge and dishwasher. One and half bowl sink with chrome mixer tap. Tiled effect flooring. UPVC double glazed window to the rear.

Lounge

9'6" x 10'12"

UPVC double glazed French doors to the rear. Tiled effect flooring. Central heated radiator. UPVC double windows to the rear elevations.

Utility Room

4'4" x 9'9"

Space for washing machine and dryer. Access to the storage room. UPVC access door to the rear. Tiled effect flooring. Central heated radiator.

Storage Room

7'6" x 9'10"

Door giving access to the garage.

Landing

7'9" x 13'4"

Access to all four bedrooms, main bathroom and the fully boarded loft. Carpeted throughout. Central heated radiator.

Bedroom One

14'7" x 11'7"

Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front. Access to en suite.

En Suite

8'2" x 4'11"

White suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extract fan. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the side elevation.

Bedroom Two

12'8" x 8'4"

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





#### Bedroom Three

10'5" x 9'12"

Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front.

#### Bedroom Four

9'9" x 10'1"

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

#### Bathroom

8'4" x 6'8"

White suite comprising of shower cubicle with mains fed shower. Panel bath with chrome mixer tap and shower attachment. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. UPVC double glazed frosted window to the rear.

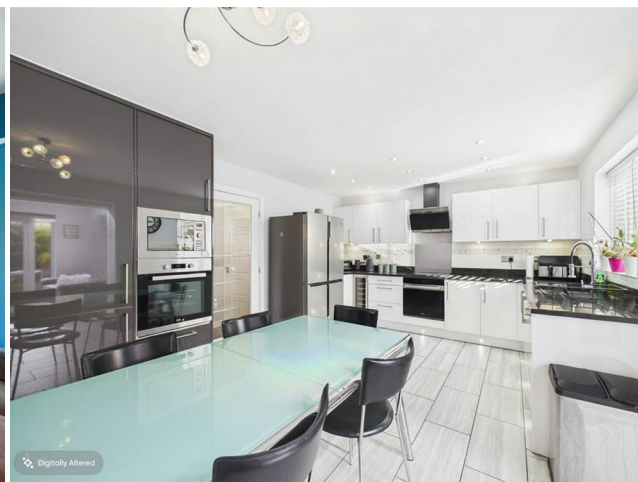
#### Garage

12'4" x 9'11"

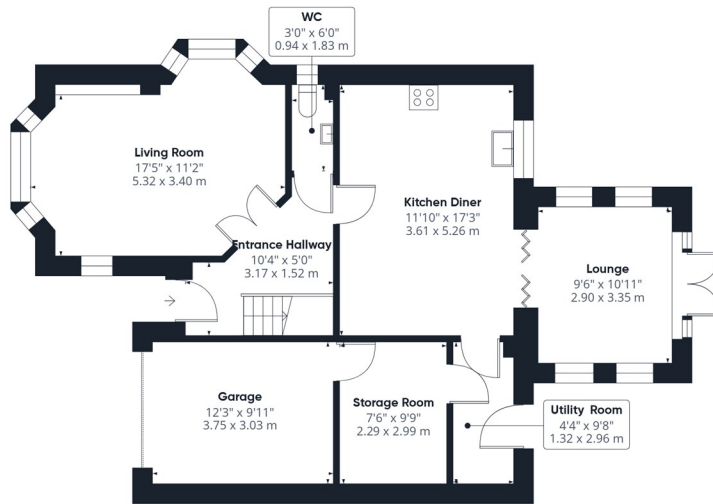
Integral garage with electric roller door.

#### External

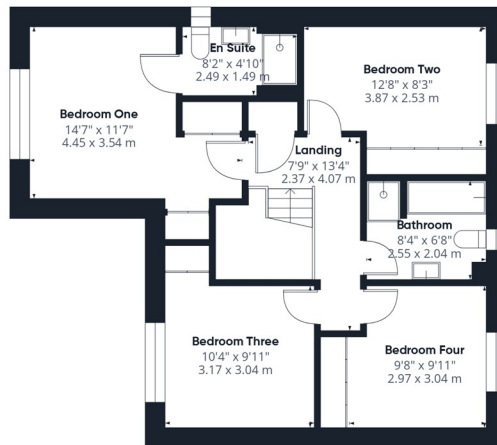
An attractive detached family home boasting excellent kerb appeal, set within a sought-after modern development. A block-paved driveway provides ample off-road parking and leads to an integral garage, while a neatly maintained lawn with planted borders enhances the overall frontage. To the rear, the property enjoys a generously sized and fully enclosed garden, ideal for both relaxing and entertaining. Predominantly laid to lawn, the garden is complemented by a paved patio area adjoining the house—perfect for outdoor dining. A raised decking area provides an additional seating space, while fenced boundaries ensure privacy.



These particulars are prepared in good faith and in accordance with current consumer protection legislation, using information provided by the vendor. Whilst we take reasonable steps to ensure that the details are accurate and not misleading, we have not independently verified all information and cannot guarantee its completeness or accuracy. The particulars are intended as a general guide only and do not constitute part of an offer or contract. All descriptions, measurements, references to condition, services, tenure, planning matters, and other material information should be independently verified by prospective purchasers through inspection, survey, and appropriate professional enquiries.



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
1507 ft<sup>2</sup>  
140 m<sup>2</sup>

(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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