



4 Bed
House - Detached
located in
Pontefract

Guide Price £360,000



LOGIC
REAL ESTATE

Dandy Mill View
Pontefract
WF8 2UZ



Lead In

Occupying a prime position within one of Pontefract's most sought-after cul-de-sacs, this exceptional four-bedroom detached family home enjoys stunning views towards the neighbouring bridge and historic windmill, whilst boasting beautifully landscaped gardens that create an idyllic setting for modern family living.

Presented to an outstanding standard throughout, the property offers spacious and versatile accommodation with high-specification fixtures and fittings evident in every room. The ground floor features two generous reception rooms, ideal for both entertaining and everyday family life, alongside a stylish kitchen diner which overlooks the rear. The layout has been thoughtfully designed to provide excellent living space for growing families and those who enjoy hosting guests.

To the first floor, the property offers four well-proportioned bedrooms, all of which provide comfortable and practical accommodation. The home is further enhanced by two contemporary bathrooms finished to a high standard, ensuring convenience for modern family living.

Externally, the property continues to impress with a lawned front garden, ample driveway parking and a garage. To the rear, the stunning gardens have been lovingly maintained and offer a private outdoor retreat with pleasant views, making them perfect for relaxing, entertaining and enjoying the surrounding countryside setting.

Conveniently positioned close to local shops, well-regarded schools, train stations and motorway networks, this superb home combines exclusivity with excellent connectivity.

Properties of this calibre in such a desirable location are rarely available. If you are searching for a high-specification family home in an exclusive setting, early viewing is essential to fully appreciate everything this outstanding property has to offer.

Hallway
4'5" x 15'5"

Access to the lounge, WC, kitchen diner, living room, garage and the stairs leading to the first floor. Carpeted throughout. Central heated radiator.

Lounge
9'5" x 11'8"

Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front elevation.

WC
4'12" x 3'2"

WC with low level flush. Wash hand basin with chrome mixer tap. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the side aspect.

Kitchen Diner
10'2" x 13'5"

A modern range of high and low level kitchen base units with integrated appliances including fridge/freezer, double oven, five ring hob and extractor hood. One and half bowl sink with drainer and chrome tap. UPVC double glazed French door leading to the rear garden. Wood effect flooring. Central heated radiator. UPVC double glazed widow to the rear elevation.

Living Room
13'9" x 15'11"

Feature fire with hearth and surround. UPVC double glazed French doors leading to the rear garden. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the rear elevation.

Landing
14'11" x 5'2"

Access to all four bedrooms and the house bathroom. Loft access. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.



Bedroom One

16'5" x 11'11"

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

En Suite

5'6" x 7'5"

White suite comprising of panel bath with chrome taps and mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Partially full height wall tiling. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the side aspect.

Bedroom Two

8'1" x 10'7"

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

Bedroom Three

7' x 10'5"

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

Bedroom Four

8'7" x 8'11"

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

Bathroom

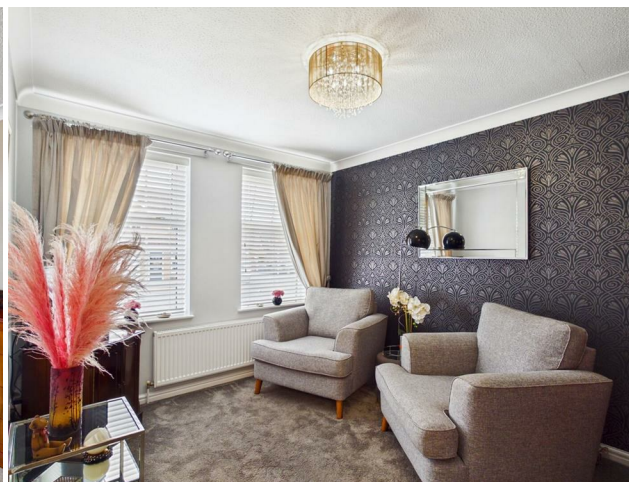
5'7" x 7'6"

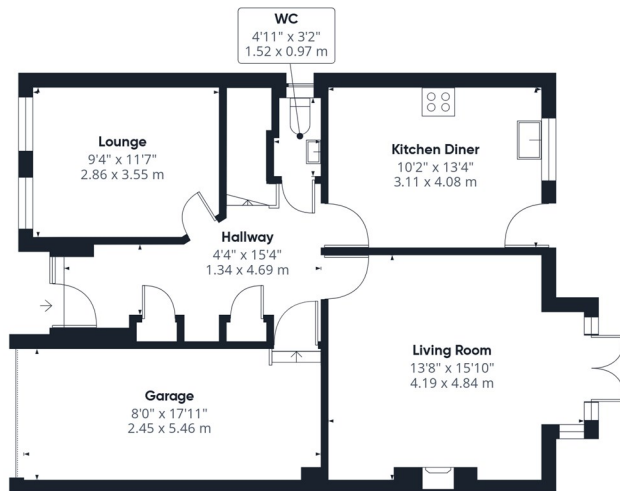
White suite comprising of walk in shower with mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Full height wall tiling. Wood effect flooring. Chrome central heated towel rail. UPVC double glazed window to the side aspect.

External

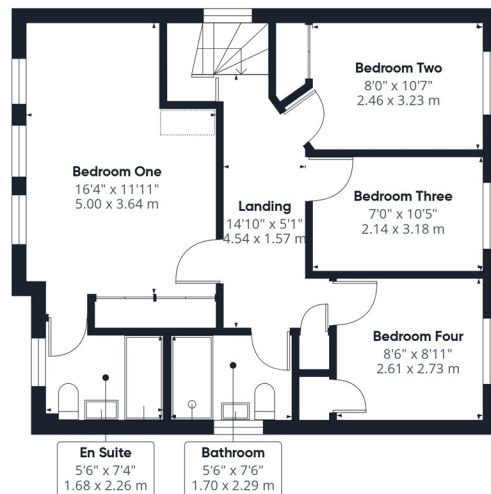
A well-presented detached family home enjoying an attractive frontage, set back from the road behind a neat lawned garden and a generous driveway providing ample off-road parking. The property benefits from an integral garage.

To the rear, the property boasts a beautifully maintained and private landscaped garden, ideal for both family living and outdoor entertaining. A substantial paved patio provides the perfect space for outdoor dining and seating, overlooking an expansive lawn bordered by colourful, well-stocked flower beds, mature shrubs and ornamental planting. The garden combines attractive planting with practical outdoor space, making it a particular feature of the home.





Floor 0



Floor 1



Approximate total area⁽¹⁾
1342 ft²
124.9 m²

(1) Excluding balconies and terraces

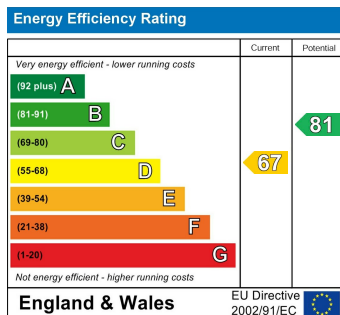
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

CONTACT

30 Newgate
Pontefract
West Yorkshire
WF8 1DB

E: info@logicrealestate.co.uk
T: 01977 700595



LOGIC
REAL ESTATE