



**Saddlers Grove, Badsworth Pontefract WF9 1PE**

**Welcome to**

**Saddlers Grove, Badsworth Pontefract**

\*\*\*GUIDE PRICE £750,000 - £775,000\*\*\* Detached four bedroom home in Badsworth. Entrance hall with cloakroom, lounge opening to garden, sitting room with bi folds, spacious kitchen diner with sunroom. Four double bedrooms, two en suite. Block paved drive, double garage. Large rear garden.



### **Entrance Hall**

With a front entrance door, tiled flooring and a gas central heating radiator.

### **Wc**

With a low level flush WC, wash hand basin, extractor fan, consumer unit, vinyl flooring and a gas central heating radiator.

### **Lounge**

19' 6" x 12' 6" ( 5.94m x 3.81m )

With a sliding door to the rear, laminate flooring, log burner and two gas central heating radiators.

### **Reception Room 2**

13' 7" x 19' 3" ( 4.14m x 5.87m )

With bi fold doors to the rear, multi fuel burner, under floor heating, four sky lights, and four floor to ceiling windows to the side.

### **Kitchen/Diner**

24' 2" max x 24' 8" max ( 7.37m max x 7.52m max )

An L shaped fitted kitchen consisting of wall, base and drawer units with stone work surfaces over, integrated sink with matching splash back and window sill, double oven, gas hob, dishwasher, extractor hood, integrated washer dryer, island unit, under floor heating, spot lights to the ceiling, under stairs storage, LVT flooring, two gas central heating radiators, double door to the conservatory and a window to the rear.

### **Sun Room**

15' 4" x 12' 3" ( 4.67m x 3.73m )

Constructed under brick and UPVC, tiled flooring, spotlights, 4 sky lights, gas central heating radiator and a double door to the rear.

### **Landing**

With a window to the front, airing cupboard, gas central heating radiator and access to the loft.

### **Bedroom One**

12' 5" x 13' 8" ( 3.78m x 4.17m )

With a window to the front, fitted cupboards and a gas central heating radiator.

### **Ensuite**

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

### **Bedroom Two**

16' 3" x 10' 7" + Recess ( 4.95m x 3.23m + Recess )

With a window to the front and two windows to the side and gas central heating radiator.

### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, tiled flooring, tiled walls, spotlights, towel radiator and a window to the front.

### **Bedroom Three**

13' 10" x 10' 10" ( 4.22m x 3.30m )

With a window to the rear and a gas central heating radiator.

### **Bedroom Four**

10' 6" x 10' 11" ( 3.20m x 3.33m )

With a window to the rear, fitted wardrobes and a gas central heating radiator.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, free standing bath, tiled flooring, part tiled walls, towel radiator and a window to the side aspect.

### **Front Garden**

A block paved and tarmac driveway, landscaped to the side with established trees, raised beds, paved paths, decked area, wooden shed and wooden fence surround.

### **Rear Garden**

An Indian stone patio, large wooden shed, landscaped lawned garden, large pond, decked seating area and wooden fence surround.

### **Double Garage**

16' 4" x 17' 6" ( 4.98m x 5.33m )

With concrete flooring, manual doors, double door access from the kitchen.

### **Garden Office**

15' 8" x 7' 11" ( 4.78m x 2.41m )

A double door to the garden, spotlights, vinyl flooring and a window to the front.

### **Vendor Comments**

The pond attracts lots of beautiful wildlife.



**view this property online** [williamhbrown.co.uk/Property/PON115894](http://williamhbrown.co.uk/Property/PON115894)



**Welcome to**

## **Saddlers Grove, Badsworth Pontefract**

- **\*\*\*GUIDE PRICE £750,000 - £775,000\*\*\***
- Detached four-bedroom home in the heart of Badsworth
- Lounge opening to the garden plus a sitting room with bi-fold doors
- Spacious kitchen diner leading into a bright sunroom
- Four double bedrooms, two featuring en suites

Tenure: Freehold EPC Rating: C

Council Tax Band: F

guide price

**£750,000 - £775,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PON115894](http://williamhbrown.co.uk/Property/PON115894)



Property Ref:  
PON115894 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01977 791406**



[Pontefract@williamhbrown.co.uk](mailto:Pontefract@williamhbrown.co.uk)



26 Market Place, PONTEFRAC, West Yorkshire,  
WF8 1AT



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**