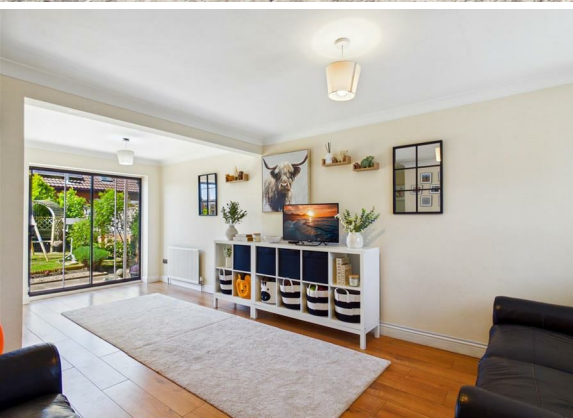




4 Bed  
House - Detached  
located in  
Pontefract

Guide Price £290,000



**enfields**

Stumpcross Lane

Pontefract

WF8 2DQ

**\*\*NEW\*\*FOUR SPACIOUS BEDROOMS\*\*LOCATED CLOSE TO LOCAL AMENITIES\*\*POPULAR RESIDENTIAL DEVELOPMENT\*\***

Lead In

Located in the highly sought-after area of Stumpcross, this impressive four-bedroom detached home offers spacious and versatile accommodation, ideal for a wide range of buyers, particularly growing families.

The ground floor is thoughtfully laid out and beautifully presented, benefitting from a converted garage which creates generous additional reception space, perfect for modern family living. There is a well-appointed kitchen which seamlessly connects to a utility room and a convenient downstairs WC, alongside multiple reception areas providing flexibility for both relaxing and entertaining.

To the first floor, the property boasts four well-proportioned bedrooms, including a spacious main bedroom complete with its own ensuite bathroom, in addition to a family bathroom.

Externally, the property enjoys a fantastic garden, mainly laid to lawn with patio seating areas—ideal for outdoor dining and enjoying the sunny position. To the front, a generous driveway provides ample off-street parking.

Situated within easy reach of Pontefract town centre, the property benefits from excellent commuter links including nearby train stations and motorway networks, as well as access to scenic local walks. The area is also well regarded for its local schools, making it a prime choice for families.

Offering both space and location, this home must be viewed to fully appreciate the size, presentation, and value on offer. Early viewing is highly recommended.

Entrance Hall

6'4" x 4'

Access to reception room and living room. Wood effect flooring. Central heated radiator.

Reception Room

8'5" x 16'10"

Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Living Room

11'11" x 21'6"

Wood effect flooring. Central heated radiator. UPVC double glazed patio door giving access to the rear. UPVC double glazed window to the front elevation.

Kitchen

10' x 8'6"

Range of high and low level kitchen base units in shaker style with integrated appliances including oven, electric hob and extractor hood. Tiled effect flooring. UPVC double glazed window to the rear elevation.

Utility Room

5'3" x 5'6"

Option to reconnect plumbing to for washing machine. Space for fridge/freezer. Access to WC. UPVC access door to the rear. Tiled effect flooring. Central heated radiator.

WC

6'5" x 2'10"

WC with low level flush. Wash hand basin with chrome taps. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the side aspect.

Landing

10'3" x 4'2"

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

Bedroom One

11'11" x 8'12"

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

En Suite

6'5" x 6'

White suite comprising of shower cubicle with electric shower. WC with low level flush. Wash hand basin with chrome taps. Extractor fan. Full height wall tiling. Tiled effect flooring. Chrome central heated radiator. UPVC double glazed frosted window to the front aspect.

Bedroom Two

8'7" x 10'

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

Bedroom Three

8'10" x 9'

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

Bedroom Four

7'8" x 8'4"

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

Bathroom

7'4" x 6'11"

White suite comprising of WC with low level flush. Wash hand basin with chrome taps. Panel bath with chrome taps, shower screen and shower attachment. Extractor fan. Full height wall tiling. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the rear aspect.

Externally

To the front, a generous driveway provides ample off-road parking for multiple vehicles. To the rear, the property enjoys a beautifully maintained and enclosed garden, ideal for families and outdoor entertaining. Predominantly laid to lawn, the garden features a variety of established shrubs and planting borders, adding colour and texture throughout. A paved patio area provides the perfect space for seating and dining, with clear views across the garden.

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.



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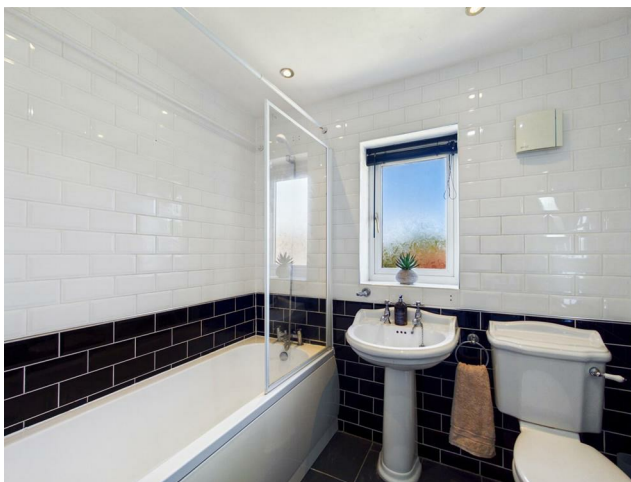
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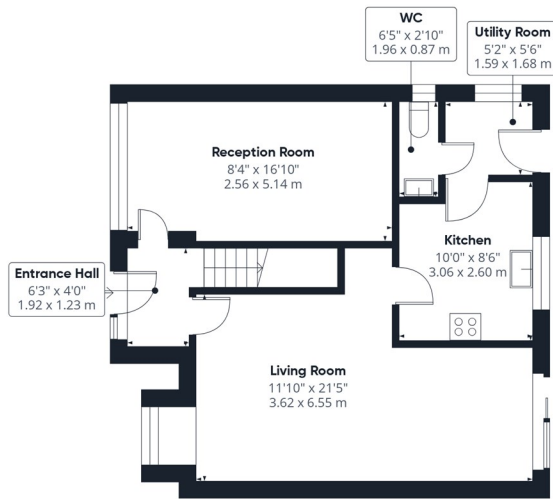
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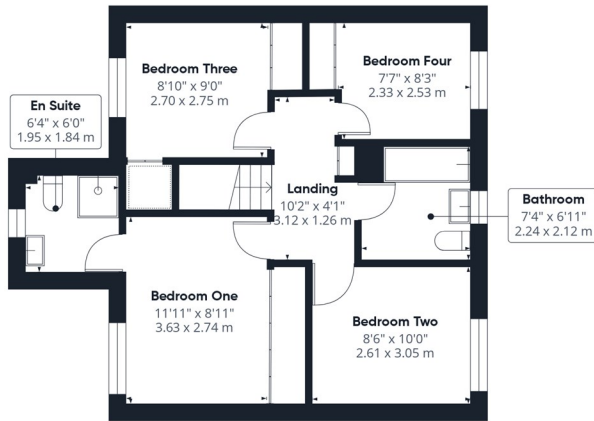
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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
1062 ft<sup>2</sup>  
98.7 m<sup>2</sup>

(1) Excluding balconies and terraces

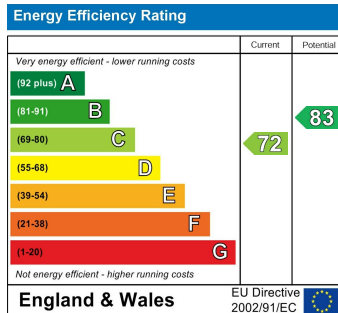
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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**enfields**