

... Your proactive estate agent



**Southgate, Pontefract, WF8 1QJ**  
**Offers Over £425,000**



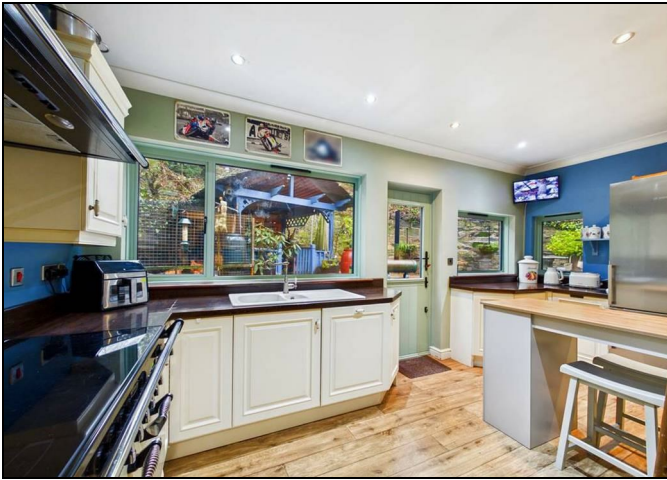
Set on the edge of the historic Pontefract Castle grounds, this truly unique home was once part of the Castle itself, offering a rare opportunity to own a piece of local history. Surrounded by beautiful woodland and framed by original stone boundary walls, the garden sits beneath the Castle, creating a setting that is both private and steeped in character.

The property is exceptionally spacious and versatile, arranged over two floors with two bedrooms to the ground floor and two to the first, making it ideal for a range of buyers including families or those seeking flexible, level living. Internally, the accommodation is complemented by three generous reception rooms, providing ample space for both entertaining and everyday living.

Externally, the property continues to impress with outbuildings, a garage with roller door, currently used as a gym and a further separate garage. Double entrance gates open onto a private driveway, giving the home a secluded feel while remaining conveniently close to the town centre.

Despite its character and great location this property is tucked-away position, the property is ideally located close to Pontefract town centre, Castle grounds, and a wide range of amenities including shops, schools, bus routes, rail links, and motorway networks.

Finished throughout in beautiful décor, this home perfectly balances character and practicality. Properties of this calibre, history, and individuality rarely come to the market, making this a truly one-of-a-kind opportunity.



### **Hallway**

**2.01 x 2.45 (6'7" x 8')**

Access to living room diner, kitchen, both ground floor bedrooms and the shower room.

### **Living Room Diner**

**5.99 x 3.45 (19'8" x 11'4")**

Multi fuel burner set in the chimney breast with wooden mantle above and a tiled hearth. Beams to the ceiling. Two central heated radiators. Steps leading up to a dining area with two further central heated radiators. Three aluminium glazed windows looking to the front of the property, further double glazed window looking out to the rear.

### **Reception Room**

**2.90 x 4.11 (9'6" x 13'6")**

A reception room suitable for a variety of uses such with stairs leading down into the gym.

### **Breakfast Kitchen**

**5.01 x 4.74 (16'5" x 15'7")**

Country style kitchen with a range of cream shaker style based units and breakfast bar. Ceramic one and a half bowl sink with brushed steel mixer tap. Complementary worktops with space for a range style cooker. Black range master cooker hood. Tiled splash back. Space for a fridge freezer. Wood effect flooring. Central heated radiator. Composite door giving access to the rear. Double glazed windows to the rear.

### **Bedroom One**

**4.29 x 3.47 (14'1" x 11'5")**

A light airy room with five separate double glazed windows. Three Built in storage cupboards. Central heated radiator.

### **Bedroom Two**

**3.37 x 2.74 (11'1" x 8'12")**

Dual aspect double glazed windows. Built in storage cupboard central heated radiator.

### **Shower Room**

**2.87 x 2.25 (9'5" x 7'5")**

Large quadrant shower with waterfall head. Wash hand basin set in vanity unit with chrome mixer tap. WC with low level flush. Complementary full height wall tiling. Extractor fan. Vinyl flooring. Contemporary radiator. Double glazed frosted window to the rear.

### **Landing**

**3.56 x 3.89 (11'8" x 12'9")**

Landing with two double built-in storage cupboards. Two double glazed windows looking out to the front of the property. Access to two bedrooms and shower room.

### **Bedroom Three**

**3.07 x 5.91 (10'1" x 19'5")**

Double glazed window looking out to the front of the property and dual aspect VL style windows. Double panel central heated radiator.

### **Bedroom Four**

**5.26 x 2.36 (17'3" x 7'9")**

Built in storage cupboard. Double glazed window looking out to the front of the property. Central heated radiator.

### **Shower Room**

**2.88 x 2.22 (9'5" x 7'3")**

WC with low level flush. Pedestal wash basin. Built-in shower cubicle with Myra Electric shower. Full height wall tiling. Tiled flooring. Double panel central heated radiator. Frosted double glazed Velux style window.

### **Gym**

**5.57 x 4.76 (18'3" x 15'7")**

UPVC double glazed French doors leading into the gym. Two glazed windows either side of the doors. Currently set up as a gym but would serve for a variety of uses.

### **Garage**

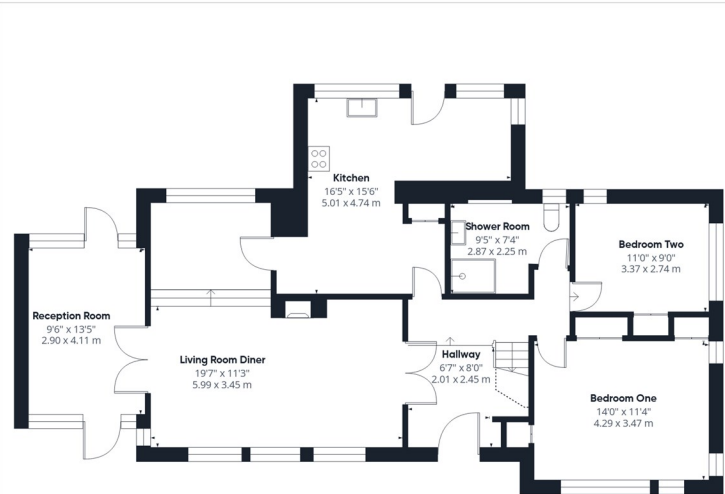
**4.79 x 5.30 (15'9" x 17'5")**

Garage with up and over door single garage and storage space to the side this is attached to the gym.

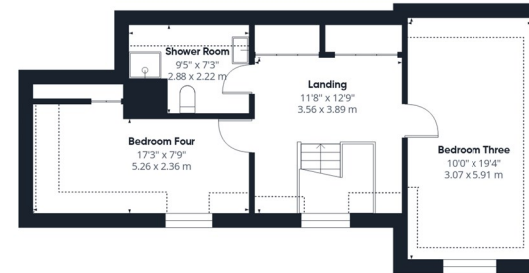
### **Exterior**

The property is accessed via double wooden gates opening onto a block-paved frontage, currently arranged with a square of artificial lawn forming a practical outdoor gym area.

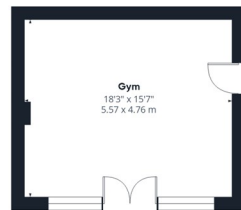
The gardens are predominantly paved for ease of maintenance and versatility. There is an animal house, presently used for keeping chickens, along with a pergola providing a sheltered entertaining space. A further patio area features a separate pergola with artificial grass laid beneath, creating an additional seating or leisure area. Steps lead down to a useful basement storage space. To the side of the property, there is a tiered decked patio area, while steps lead up to a predominantly concrete section where a garden shed is positioned in the corner.



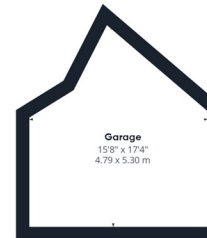
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

**Approximate total area<sup>(1)</sup>**

2193 ft<sup>2</sup>

203.8 m<sup>2</sup>

**Reduced headroom**

113 ft<sup>2</sup>

10.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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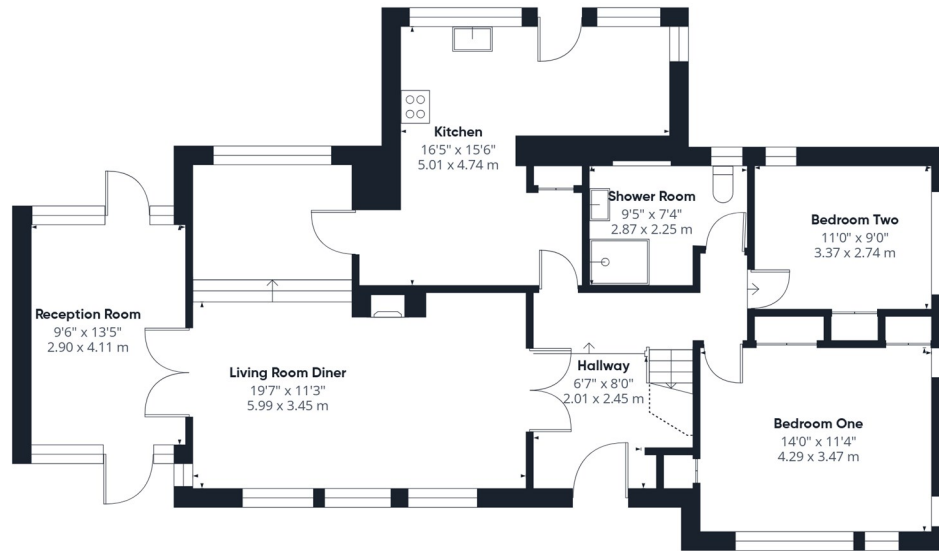
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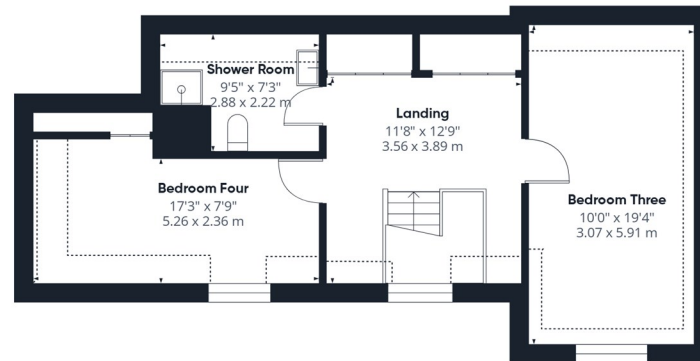
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Floor 0 Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>

1697 ft<sup>2</sup>

157.7 m<sup>2</sup>

Reduced headroom

113 ft<sup>2</sup>

10.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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