



Darrington Road, Pontefract WF8 3RY

welcome to

Darrington Road, Pontefract

GUIDE PRICE £475,000 - £500,000 The property comprises of entrance hall, study, lounge, open plan kitchen/diner, four double bedrooms, family bathroom, en-suite, integrated double garage, drive for multiple vehicles and rear garden with countryside views.



Entrance Hall

With a front entrance door and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin and extractor fan.

Study

6' 2" x 6' 11" (1.88m x 2.11m)
Window to the front.

Lounge

17' 3" x 11' (5.26m x 3.35m)
With two windows to the front and side aspects and a gas central heating radiator.

Kitchen/Diner

24' 7" x 9' 7" (7.49m x 2.92m)
A fitted kitchen consisting of wall, base and drawer unit with resin work surfaces over, stainless steel sink and drainer, double oven with grill, 5 burner gas hob, extractor hood, integrated fridge freezer, dishwasher, laminate flooring, space for dining table, window to the side and double doors to the rear aspect.

Landing

With spot lights to the ceiling and gas central heating radiator.

Bedroom One

17' 8" x 17' 7" (5.38m x 5.36m)
With two windows to the front, a window to the side and a gas central heating radiator. Access into the ensuite and walk in closet.

Walk In Closet

With sliding wardrobes and a window to the front.

Ensuite

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

Bedroom Two

13' 4" x 9' 8" (4.06m x 2.95m)
With a window to the side and a gas central heating radiator.

Bedroom Three

11' 4" x 11' 3" (3.45m x 3.43m)
With a window to the side, a window to the front and a gas central heating radiator.

Bedroom Four

12' 2" x 9' 6" (3.71m x 2.90m)
With a window to the front aspect, loft access and a gas central heating radiator.

Bathroom

A four piece suite consisting of a low level flush WC, wash hand basin, built in bath with tiled surround, shower cubicle, extractor fan, spot lights to the ceiling and a window to the rear.

Front Garden

A tarmac driveway.

Rear Garden

Fully enclosed tiered garden to the rear, with flower beds, patio area and fenced boundaries. Open aspect over fields.

Garage

With double integrated electric doors, two windows to the side and a door leading out to the rear of the property..



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welcome to

Darrington Road, Pontefract

- ***GUIDE PRICE £475,000 - £500,000***
- Four Double Bedroom Family Home
- Double Integrated Garage
- Bathroom and En-Suite
- Spacious Kitchen/Diner

Tenure: Freehold EPC Rating: C
Council Tax Band: E

guide price

£475,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON116860 - 0002

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