



4 Bed
House - Detached
located in
Pontefract

£475,000



enfields

High Farm Meadow
Badsworth
Pontefract
WF9 1PB

Lead In

Situated in the highly sought-after village of Badsworth, this striking detached home is impressive from the moment you arrive. Constructed in attractive stone, the property offers a spacious and versatile layout, a beautifully enclosed rear garden, ample parking with a separate driveway, and generously proportioned rooms throughout. Offered to the market with no onward chain, this exceptional home is sure to appeal to a wide range of buyers.

The accommodation has been lovingly maintained by the current owners and offers fantastic potential for a purchaser to modernise and create their ideal family home. The property features a spacious double-aspect lounge, a separate dining room, a well-appointed kitchen, utility room, downstairs WC, and additional reception space, providing flexibility for modern family living.

Upstairs, all of the bedrooms are generous doubles, with the principal bedroom benefiting from its own en-suite shower room. The spacious layout throughout creates a wonderful sense of light and comfort while offering excellent scope to add further value over time.

Badsworth is a charming and desirable village offering a peaceful lifestyle whilst remaining well connected. The village benefits from a local church, village hall, traditional pub and restaurant, with excellent access to nearby towns, motorway networks and train stations, making commuting across the region simple and convenient.

This is a rare opportunity to purchase a substantial detached home in one of the area's most desirable village locations.

Contact Enfields today to arrange your viewing.

Entrance Hall

11'5" x 11'5"

Access to living room, dining room, kitchen, WC, stairs leading to the first floor and under stairs storage. Carpeted throughout. Central heated radiator.

WC

3'3" x 7'4"

WC with low level flush. Wash hand basin chrome taps. Partially tiled walls. Carpeted throughout. Central heated radiator. Wood framed double glazed frosted window to the front aspect.

Kitchen

11'5" x 13'10"

Range of high and low level kitchen units with integrated appliances including double oven, extractor fan, five ring hob and fridge/freezer. One and half bowl sink with drainer and chrome mixer tap. Access to the dining room and utility room. Wood effect flooring. Central heated radiator. Wood framed double glazed window to the rear elevation.

Utility Room

7'8" x 7'5"

High and low level kitchen units. One and half bowl sink with drainer and chrome mixer tap. Plumbing for washing machine. Access to the garage. Wood effect flooring. Central heated radiator. Wood framed double glazed window to the front elevation.

Dining Room

11'7" x 9'11"

Access to the kitchen and entrance hall. Carpeted throughout. Central heated radiator. Wood framed double glazed window to the rear elevation.

Living Room

11'4" x 21'10"

Feature fire with hearth and surround. Wood framed French door leading to the rear garden. Carpeted throughout. Central heated radiator. Wood framed double glazed window to the front elevation.

Garage

10'8" x 19'5"

Electric garage door. Access to the utility room. Access door leading to the rear garden.

Landing

15'7" x 3'6"

Access to all four bedrooms and the house bathroom. Carpeted throughout. Wood framed double glazed window to the front elevation.



4



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Bedroom One

11'3" x 13'11"

Access to en suite. Carpeted throughout. Central heated radiator. Wood framed double glazed window to the rear elevation.

En Suite

7'11" x 7'5"

Cream suite comprising of shower cubicle with mains feed shower. WC with low level flush. Wash hand basin with chrome taps. Extractor fan. Full height wall tiling. Central heated radiator. Wood framed double glazed frosted window to the side aspect.

Bedroom Two

9'8" x 9'11"

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

Bedroom Three

11'3" x 9'11"

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

Bedroom Four

11'5" x 11'5"

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

Bathroom

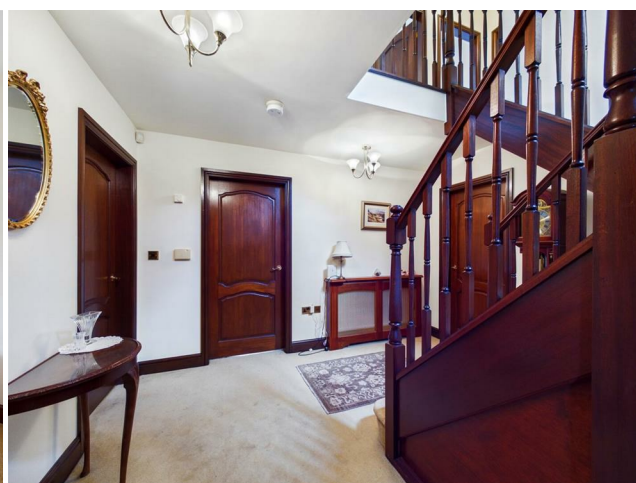
8'4" x 7'5"

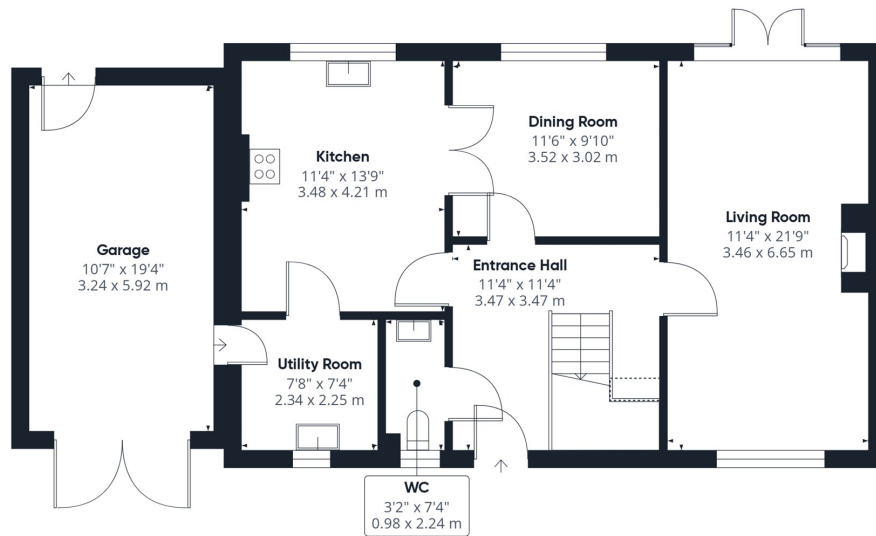
Cream suite comprising of panel bath with stainless steel taps and mains feed shower. Wash hand basin with stainless steel taps. WC with low level flush. Extractor fan. Partially tiled walls. Carpeted throughout. Central heated radiator. Wood framed double glazed window to the front aspect.

External

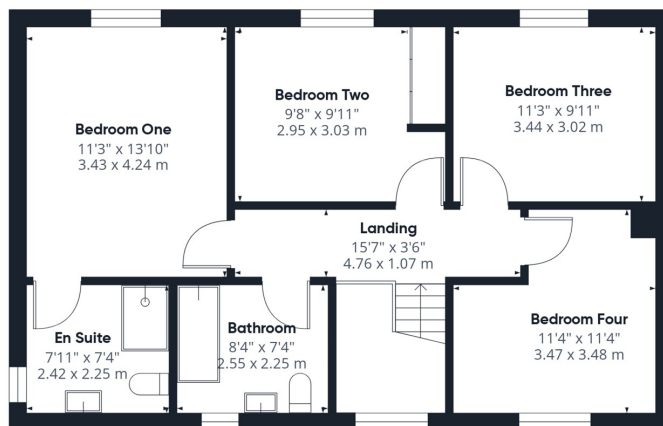
A beautifully presented detached stone-built family home, occupying an attractive position with a smart block-paved driveway providing off road parking and access to an integral garage.

To the rear, the property boasts a private and well-established enclosed garden, thoughtfully landscaped with a generous lawn, mature trees, ornamental shrubs and colourful planted borders providing interest throughout the seasons. A paved patio adjoining the house offers the perfect space for outdoor dining and entertaining, with French doors creating an easy connection to the living accommodation. The garden benefits from a high degree of privacy, established boundaries and a peaceful setting, making it ideal for families, keen gardeners and those looking to relax outdoors. Side gated access leads to the front of the property.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1612 ft²
149.8 m²

Reduced headroom

3 ft²
0.3 m²

(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.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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