4 Bed House - Detached located in Pontefract

Guide Price £380,000

enfields

Dale Court

Pontefract

WF8 3SF

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NEWGUIDE PRICE £380,000 - £400,000**STUNNING FAMILY HOME**

Situated on the highly desirable south side of Pontefract, within the sought-after Carlton area, this impressive four-bedroom detached home offers a wealth of space and features ideal for modern family living. Positioned within a quiet cul-de-sac, the property enjoys a peaceful setting while remaining conveniently close to local amenities, shops, and well-regarded primary and secondary schools.

The home provides generous and versatile living accommodation throughout. To the ground floor there are three well-proportioned reception rooms, offering flexibility for family living, entertaining, or home working. The large kitchen diner forms the heart of the home, providing a perfect space for both everyday dining and social gatherings. A downstairs WC adds further practicality for family life and visiting guests. The property is presented to an exceptionally high standard, with tasteful décor and quality fixtures and fittings throughout.

To the first floor, the property continues to impress with four good-sized bedrooms. The principal bedroom benefits from its own ensuite bathroom, while the remaining bedrooms are served by the family bathroom.

Externally, the home enjoys gardens to both the front and rear, providing pleasant outdoor spaces for relaxation and family use. A driveway offers off-street parking, adding further convenience.

Homes in this highly desirable location, particularly those finished to such an excellent standard, rarely remain on the market for long. An early viewing is strongly recommended to fully appreciate everything this superb family home has to offer.

Entrance Hall
14'11" x 5'5"
Access to living room, WC and kitchen diner. Wood effect flooring. Central heated radiator.

WC
4'9" x 3'6"
WC with low level flush. Wash hand basin with chrome mixer tap. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the front elevation.

Living Room
15'2" x 13'1"
Feature fire surround with marble effect hearth and surround housing an electric fire. Wood effect flooring. Central heated radiator. UPVC double glazed bay window to the front.

Kitchen Diner
8'9" x 21'5"
Range of contrasting high and low level modern kitchen units with complimentary worktops and upstand. Space for a freestanding Range Style cooker, glass splashback and stainless steel extractor hood. One and half bowl sink with drainer and chrome mixer tap. Access to the sunroom and utility room. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

Conservatory
11' x 10'
UPVC double glazed French doors leading to the rear garden. Carpeted throughout. UPVC double glazed windows to the rear elevation.

Utility Room
5'9" x 8'11"
Range of high and low level kitchen units with option to reconnect plumbing for washing machine and space for a tumble dryer. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the rear. Composite door leading to the rear garden.

Lounge
16'1" x 9'1"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Landing
5'11" x 6'6"
Access to all four bedrooms and the main bathroom. Carpeted throughout.

Bedroom One
11'11" x 10'
Access to the en suite. Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

En Suite
4'11" x 4'2"
White suite comprising of wash hand basin with chrome mixer taps. WC with low level flush. Shower cubicle with mains feed shower. Extractor fan. Wood effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the side.

Bedroom Two
11'11" x 8'10"
Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

Bedroom Three
8'12" x 7'4"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

Bedroom Four
6'9" x 7'3"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

Bathroom
5'11" x 6'4"
White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Panel bath with chrome taps, glass shower screen and mains feed shower. Complimentary tiled splash areas. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear.

External
To the front of the property are twin lawns bordered by flowerbeds and a paved pathway leading to the front door. To the rear, a gated driveway with parking for two cars leading to a gate accessing a private enclosed garden mainly laid to lawn with a paved patio, ideal for seating.

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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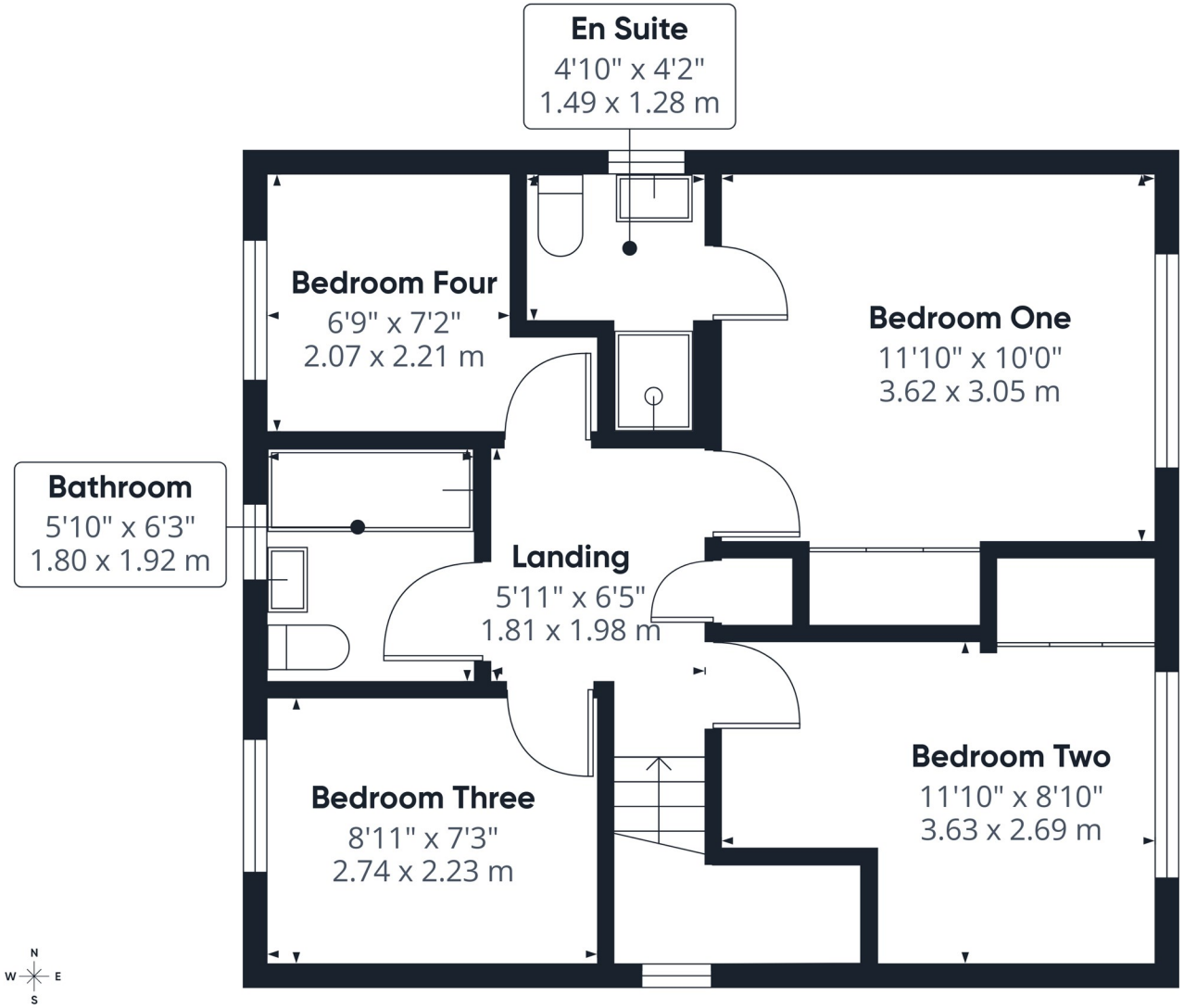
External



Floor 1

Approximate total area(1)

462 ft²

42.9 m²

(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.

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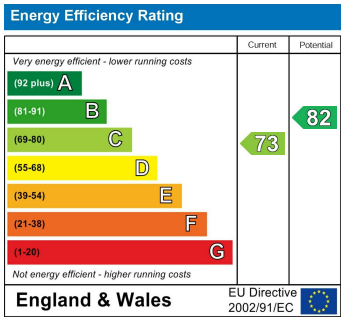

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