

...Your proactive estate agent



Sotheron Croft, Darrington, Pontefract, WF8 3AR
Offers Over £250,000



Situated in the sought-after village of Darrington, this beautifully presented three-bedroom semi-detached home is finished to a high standard throughout, boasting modern décor, quality fixtures and stylish fittings.

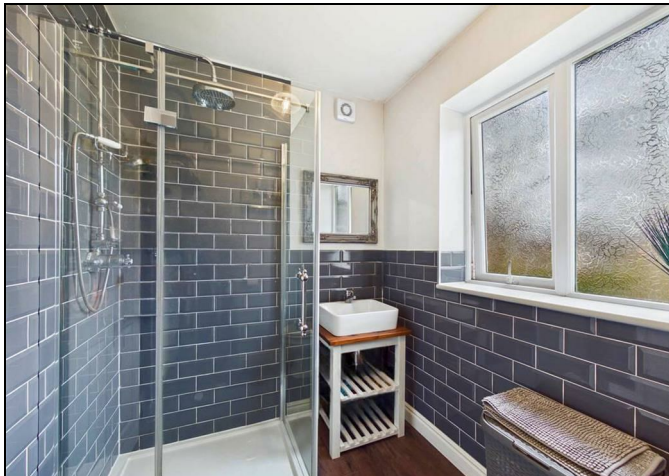
This property would make an ideal first-time purchase for buyers looking to live in a desirable village location while still benefiting from excellent transport links. The home is within easy reach of Pontefract town centre and offers superb commuter access to nearby motorway networks.

Perfect for families, the village itself offers a well-regarded primary school, a local pub, village shop and picturesque countryside walks right on the doorstep.

Internally, the property features a spacious open-plan lounge diner, creating a fantastic and versatile living space ideal for both relaxing and entertaining. Upstairs are three well-proportioned bedrooms, offering comfortable accommodation for a growing family or those needing additional home office space.

Externally, the home benefits from attractive front and rear gardens along with a driveway to the side providing off-street parking.

With its strong kerb appeal, modern finish and prime location, this property is expected to generate high levels of interest and is unlikely to remain on the market for long.



Entrance Hall

3.26 x 1.95 (10'8" x 6'5")

Wood effect flooring. Central heated radiator. UPVC frosted double glazed window to the front aspect. Access to the living room diner and kitchen.

Living Room Diner

7.24 x 3.68 (23'9" x 12'1")

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



Kitchen

2.74 x 2.56 (8'12" x 8'5")

A modern range of high and low level kitchen units with complimentary marble effect worktops. Integrated appliances including a microwave, fridge/freezer and extractor hood. Option to reconnect plumbing for dishwasher and washing machine. Space for a freestanding cooker. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear. Access door leading to the rear.



Landing

2.15 x 1.95 (7'1" x 6'5")

Access to all three bedrooms, the main bathroom and the partially boarded loft. Carpeted throughout. UPVC double glazed window to the side elevation.

Main Bedroom

3.99 x 3.10 (13'1" x 10'2")

Wood effect flooring. Central heated radiator. UPVC double glazed bay window to the rear.



Bedroom Two

3.31 x 3.18 (10'10" x 10'5")

Built in wardrobe/storage cupboard. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front.



Bedroom Three

2.08 x 1.95 (6'10" x 6'5")

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

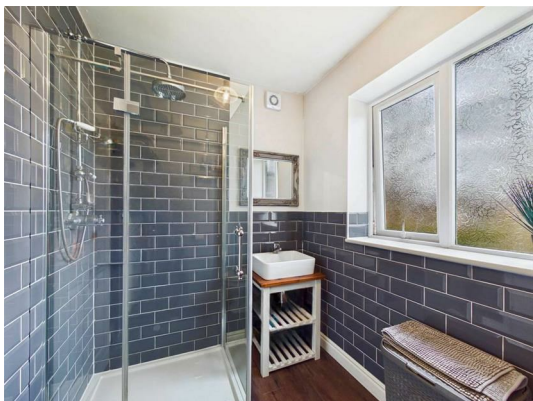


Shower Room

1.80 x 2.55 (5'11" x 8'4")

White suite comprising of WC with low level flush. Wash

hand basin with chrome mixer tap. Shower cubicle with mains feed shower. Extractor fan. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.



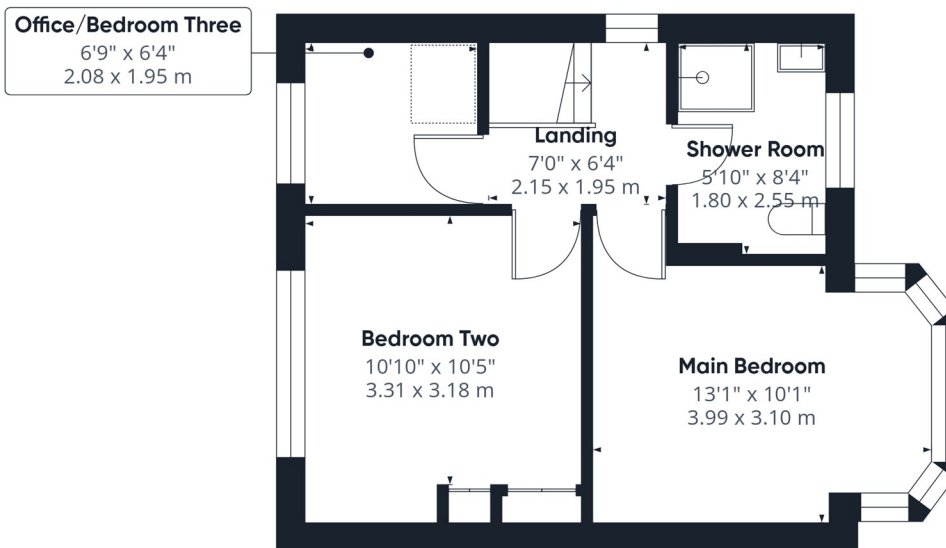
External

Driveway with space for two cars to the front and a good sized lawn. Private enclosed garden to the rear with patio area.





Floor 0



Floor 1



Approximate total area^m

781 ft²

72.7 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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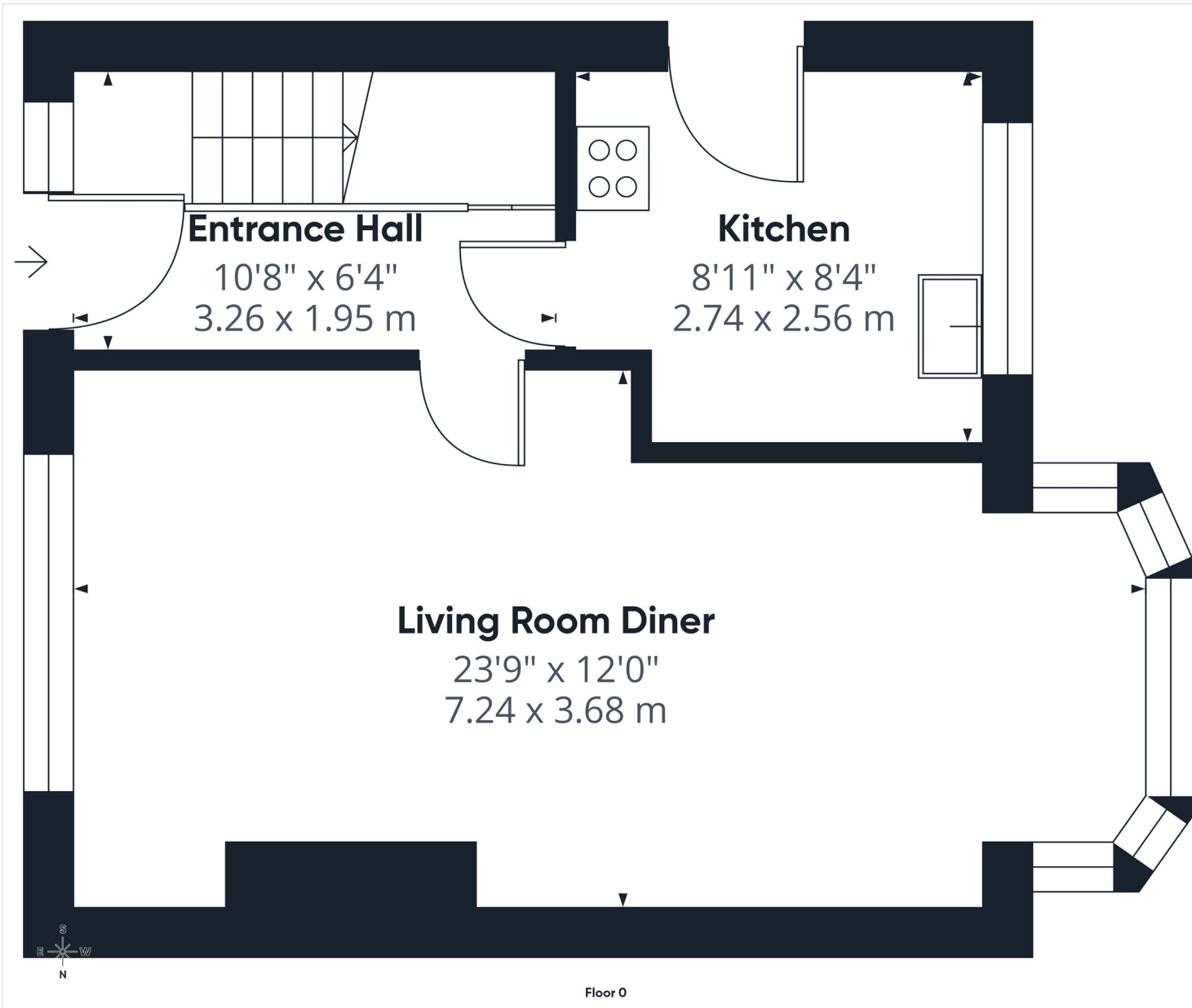
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Approximate total area⁽¹⁾
402 ft²
37.4 m²

(1) Excluding balconies and terraces

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