4 Bed

House - Link

Detached

located in

Pontefract

Offers Over £450,000

enfields

Orchard Court
Badsworth
Pontefract
WF9 1QA

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Lead In
A beautifully presented four-bedroom home constructed in attractive stone-built brickwork sourced from a local quarry, perfectly blending character and charm with modern living. Situated amongst similar style properties within this highly desirable village setting, the home offers spacious and versatile accommodation throughout.

Externally, the property enjoys well maintained gardens with courtyard areas surrounded by mature plants and shrubs, together with a useful garage and driveway providing ample off-street parking. Internally, the property is finished to a high standard throughout and briefly comprises two spacious reception rooms and a lovely fitted kitchen complete with integral appliances. The master bedroom benefits from its own ensuite bathroom, creating an ideal private retreat.

Homes within this area rarely remain on the market for long and are highly sought after due to the picturesque village location, excellent connectivity to motorway and transport links, and access to well regarded primary and secondary schools nearby.

The village of Badsworth offers a charming community feel with a local pub, church, village hall, and beautiful countryside walks and footpaths all close by.

Hallway
17'12" x 6'4"
Access to the living room, office, dining room, WC, kitchen diner and the stairs leading to the first floor. Solid oak flooring throughout. Central heated radiator.

Living Room
11'8" x 16'6"
Feature fire with hearth and surround. Solid oak flooring throughout. Central heated radiator. UPVC double glazed French door leading to the garden.

Office/Snug
8'4" x 9'8"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

Dining Room
12'3" x 9'9"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

WC
2'9" x 6'4"
WC with low level flush. Wash hand basin with chrome taps. Solid oak flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

Kitchen Diner
17'12" x 9'6"
Modern range of high and low level kitchen base units in shaker style with integrated appliances including oven, microwave, hob, extractor hood, dishwasher, washing machine and fridge / freezer. One and half bowl sink with drainer and mixer tap. UPVC access door giving access to the rear courtyard. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Landing
14'10" x 6'5"
Access to all four bedrooms and the house bathroom. Carpeted throughout. UPVC double glazed window to the rear elevation.

Bedroom One
10'8" x 14'1"
Access to en suite and walk in wardrobe. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

En Suite
4'9" x 6'2"
White suite comprising of shower cubicle with mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the front aspect.

Bedroom Two
17'11" x 9'7"
Carpeted throughout. Central heated radiator. UPVC double glazed skylight windows to the rear aspect.

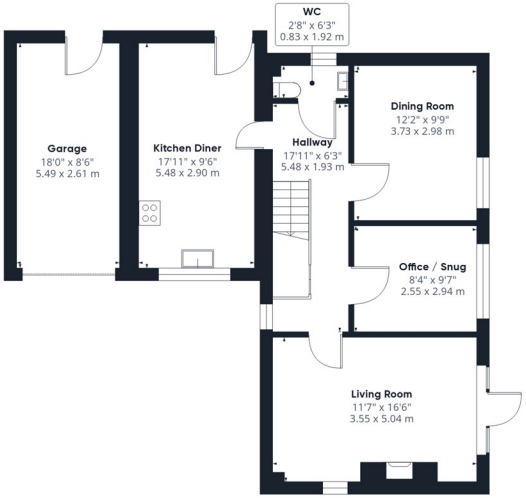
Bedroom Three
12'2" x 9'8"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

Bedroom Four
9'5" x 9'7"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

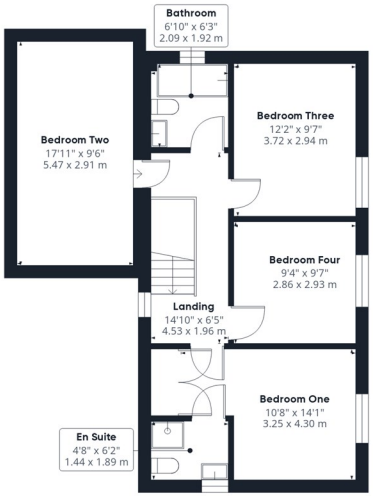
House Bathroom
6'10" x 6'4"
White suite comprising of wash hand basin with chrome mixer tap. WC with low level flush. Panel bath with chrome taps and shower attachment. Extractor fan. Full height wall tiling. Tiled flooring throughout. Chrome central heated towel rail. UPVC double glazed frosted window to the rear aspect.

Garage
18' x 8'7"
Accessible via the driveway or the rear courtyard. Power and electrics. Further loft for storage.

External
To the front of the property is a generous block-paved driveway providing ample parking, together with access to a garage. The attractive stone façade and landscaped frontage create an inviting first impression.
To the side, the property benefits from a private enclosed garden, mainly laid to lawn and bordered by mature shrubs and trees, creating a peaceful space ideal for relaxing or entertaining.
To the rear is a delightful private courtyard with stone paving and raised planted borders, offering a low-maintenance seating area with direct access into the garage for added convenience.



Floor 0



Floor 1

Approximate total area(1)

1509 ft²

140.4 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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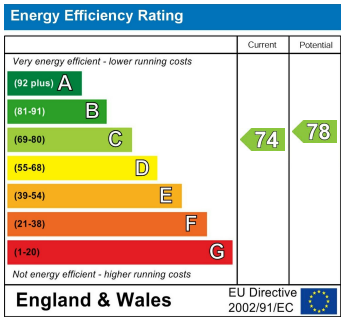

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