

HUNTERS®

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5 Red House, Pontefract, West Yorkshire, WF8 3JP

Offers Over £210,000

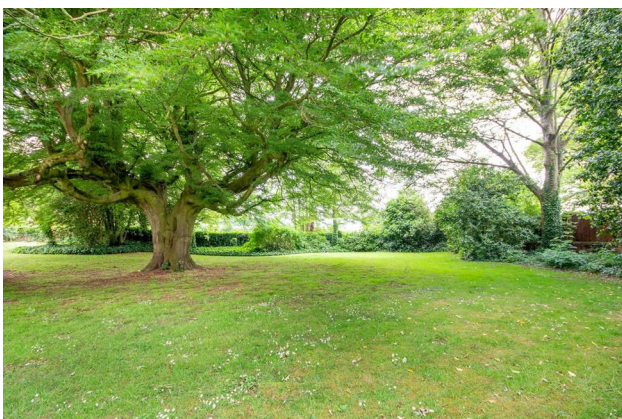
Property Images



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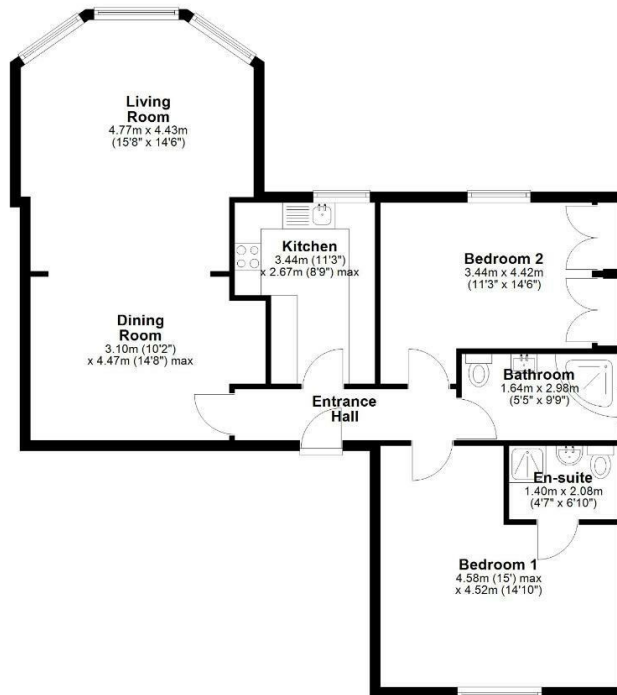
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Second Floor Apartment

Approx. 85.3 sq. metres (918.4 sq. feet)



Total area: approx. 85.3 sq. metres (918.4 sq. feet)

EPC

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		
	59	70
England & Wales		
	EU Directive 2002/91/EC	

Map



Details

Type: Apartment Beds: 2 Bathrooms: 2 Receptions: 2 Tenure: Leasehold

THE SETTING:

Welcome to Wentbridge, a charming village located in West Yorkshire. Just a short drive away from the neighbouring village of Ackworth and its amenities and close to motorway links, this quaint locale is steeped in history and surrounded by the stunning landscapes of the Yorkshire countryside. Wentbridge is a place where tradition meets tranquillity, offering a unique blend of picturesque scenery, historic landmarks, and a warm, welcoming community. Whether you're a nature lover or if you're simply searching for a peaceful location, Wentbridge promises a beautiful place to live.

THE PROPERTY:

This property is believed to have been built in the 1900s and although as you walk in it has a really modern feel to it; high ceilings, spacious rooms, exposed beams and large windows are a theme throughout. I think the perfect buyer for this property is someone who is looking for a truly idyllic village location with countryside on the doorstep that isn't far from the main commuter routes and amenities. A professional or retired couple would suit this property but equally this could suit a young family looking for good local schools and an outdoor lifestyle. In essence this property is a second floor apartment but actually it feels like a solitary really quite grand home. Its really difficult to describe and that's why viewing is absolutely essential. The seller has made the difficult decision to move to be closer to her family and has priced this property really attractively to find a buyer in a good timescale in order for her to move on. Briefly comprising; entrance hallway, through living/dining room, fitted kitchen, two bedrooms (one with ensuite) and house bathroom this home needs to be viewed to be appreciated.

You enter the building via a communal entrance door. The communal areas are some of the best I have seen in an apartment block, its clear to see that all owners really look after their communal spaces. Please contact us for more information on the management of this building.

As you enter the apartment itself you are greeted with a spacious entrance hallway perfect for storing coats, shoes and bags. The hallway sets out the theme of the rest of the property with its high ceilings, ornate coving and dado rails. Off the entrance hall you access the most stunning through lounge/dining with stylish archway creating a discreet separation but still allowing for lots of natural light and ample space for furniture in both areas of the room. The bay window to the living area is beautiful and a real feature. The current owners choice of neutral muted decor really suits this room making it a place you really feel relaxed, the coving, dado rail and fireplace make the large room feel cosy. You can really imagine watching a Christmas film with a hot chocolate here! The kitchen is also a real feature of the property, with a range of shaker style base and wall units providing lots of storage, integral appliances, complimentary worktops and velux style window allowing natural light to flood in. Both bedrooms are generous in size but the master is outstanding. With exposed beams and ample space to house the largest of bedroom furniture you really don't struggle for storage space in this bedroom! The ensuite features a shower cubicle, basin and wc with complimentary floor to ceiling tiling. The second bedroom is a very spacious double with feature exposed beam and large window. The house bathroom features a corner bath perfect for relaxing after a busy day, basin and wc. In summary this property is tasteful throughout and meticulously maintained by the current owner making it really easy for a buyer to get their keys on completion day, move their furniture and enjoy living there! Call us to arrange a viewing today!

OUTSIDE SPACE:

This property benefits from 2 allocated parking spaces, there are several communal areas where you can enjoy the sunshine throughout the winter months.

HUNTERS are really proud to introduce to the sales market this stunning apartment based in the sought after village of Wentbridge. Viewing is absolutely essential to appreciate the space and style of property on offer.

Features

• BEAUTIFUL BUILDING IN AN IDYLIC SETTING • SPACIOUS THROUGHOUT • TRADITIONAL FITTINGS THROUGHOUT • 2 GENEROUS DOUBLE BEDROOMS • HOUSE BATHROOM AND ENSUITE • 2 ALLOCATED PARKING SPACES • IDEAL FOR PROFESSIONAL COUPLES AND YOUNG FAMILIES • EPC RATING D • COUNCIL TAX BAND D • LEASEHOLD