



4 Bed
House - Detached
located in
Pontefract

Offers Over £450,000



enfields

High Farm Meadow
Badsworth
Pontefract
WF9 1PB

Lead In

An exciting opportunity to acquire a substantial detached family home in the highly sought-after village of Badsworth, now offering exceptional potential at its new price point. Properties of this size and scope in Badsworth are rarely available, making this an excellent opportunity for buyers looking to secure a home in one of the area's most desirable village locations and create something truly their own.

Constructed in attractive stone and occupying a generous plot, the property offers an impressive amount of living space, a beautifully enclosed rear garden, ample off-street parking with a separate driveway and generously proportioned accommodation throughout.

Offered with no onward chain, the home has been lovingly maintained by the current owners while providing considerable scope for a purchaser to modernise, personalise and potentially add value over time.

The versatile ground-floor accommodation includes a spacious double-aspect lounge, separate dining room, well-appointed kitchen, utility room, downstairs WC and additional reception space, providing plenty of flexibility for family life, entertaining or home working. Upstairs, all of the bedrooms are generous doubles, with the principal bedroom further benefiting from an en-suite shower room.

One of the property's greatest attractions is its combination of space, potential and location.

Badsworth is a particularly sought-after village, prized for its attractive rural setting and peaceful community atmosphere while remaining conveniently placed for surrounding towns and wider transport connections. The village itself benefits from a church, village hall and traditional pub and restaurant, with motorway networks and railway stations within easy reach for travel across the region.

With its substantial proportions, attractive setting and exciting potential for future improvement, this represents a rare chance to secure a sizeable detached home in Badsworth at an increasingly attractive price point.

Contact Enfields today to arrange your viewing and discover the potential this impressive village home has to offer.

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.



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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"

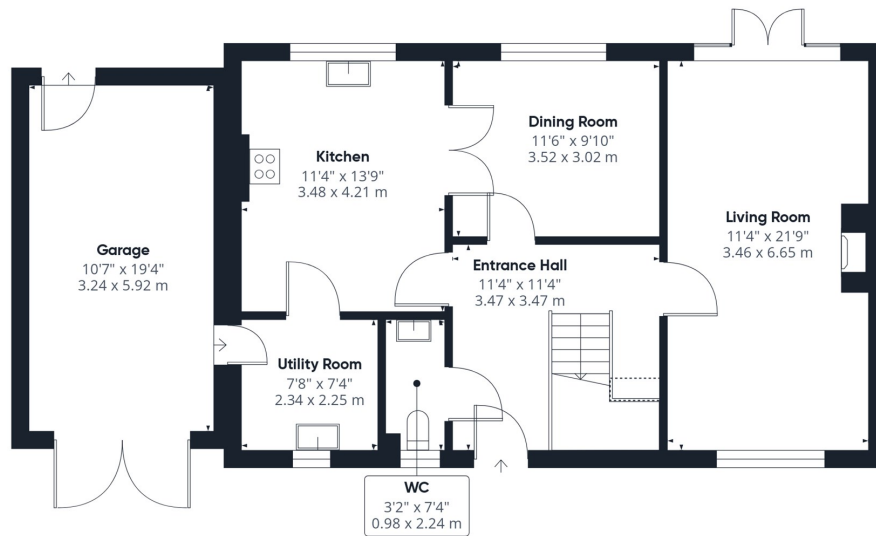
Cream suite comprising of panel bath with stainless steel taps and mains feed shower. Wash hand basin with stainless steel taps. WC with low level flush. Extractor fan. Partially tiled walls. Carpeted throughout. Central heated radiator. Wood framed double glazed window to the front aspect.

External

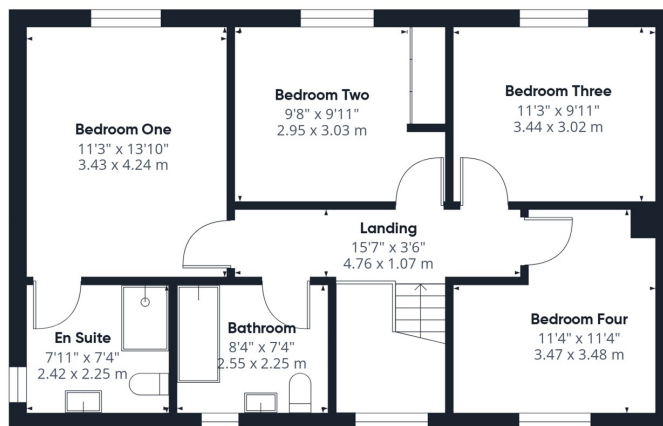
A beautifully presented detached stone-built family home, occupying an attractive position with a smart block-paved driveway providing off road parking and access to an integral garage.



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

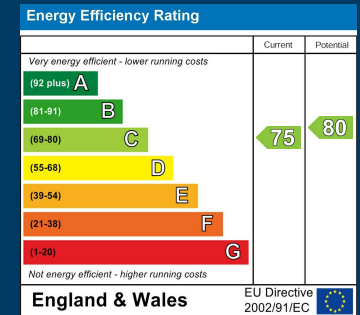
(1) Excluding balconies and terraces

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.

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