



Darrington Road, Pontefract WF8 3RY

Welcome to

Darrington Road, Pontefract

GUIDE PRICE £475,000 - £500,000 A spacious home with an entrance hall, study, lounge and open-plan kitchen/diner. Upstairs are four double bedrooms, a family bathroom and en-suite. Outside features an integrated double garage, multi-vehicle driveway and a rear garden.



Entrance Hall

With a front entrance door and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin and extractor fan.

Study

6' 2" x 6' 11" (1.88m x 2.11m)
Window to the front.

Lounge

17' 3" x 11' (5.26m x 3.35m)
With two windows to the front and side aspects and a gas central heating radiator.

Kitchen/Diner

24' 7" x 9' 7" (7.49m x 2.92m)
A fitted kitchen consisting of wall, base and drawer unit with resin work surfaces over, stainless steel sink and drainer, double oven with grill, 5 burner gas hob, extractor hood, integrated fridge freezer, dishwasher, laminate flooring, space for dining table, window to the side and double doors to the rear aspect.

Landing

With spot lights to the ceiling and gas central heating radiator.

Bedroom One

17' 8" x 17' 7" (5.38m x 5.36m)
With two windows to the front, a window to the side and a gas central heating radiator. Access into the ensuite and walk in closet.

Walk In Closet

With sliding wardrobes and a window to the front.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, walk in shower, towel radiator, spot lights, extractor fan, tiled walls, tiled flooring and a window to the rear.

Bedroom Two

13' 4" x 9' 8" (4.06m x 2.95m)
With a window to the side and a gas central heating radiator.

Bedroom Three

11' 4" x 11' 3" (3.45m x 3.43m)
With a window to the side, a window to the front and a gas central heating radiator.

Bedroom Four

12' 2" x 9' 6" (3.71m x 2.90m)
With a window to the front aspect, loft access and a gas central heating radiator.

Bathroom

A four piece suite consisting of a low level flush WC, wash hand basin, built in bath with tiled surround, shower cubicle, extractor fan, spot lights to the ceiling and a window to the rear.

Front Garden

A tarmac driveway.

Rear Garden

Fully enclosed tiered garden to the rear, with flower beds, patio area and fenced boundaries. Open aspect over fields.

Garage

With double integrated electric doors, two windows to the side and a door leading out to the rear of the property.



view this property online williamhbrown.co.uk/Property/PON116860



Welcome to

Darrington Road, Pontefract

- ***GUIDE PRICE £475,000 - £500,000***
- Four Double Bedroom Family Home
- Double Integrated Garage
- Bathroom and En-Suite
- Spacious Kitchen/Diner

Tenure: Freehold EPC Rating: C
Council Tax Band: E

guide price

£475,000 - £500,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PON116860](https://www.williamhbrown.co.uk/Property/PON116860)



Property Ref:
PON116860 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)