



**The Orchard, Causeway, Garth Lane, Thorpe Audlin Pontefract WF8
3HD**

Welcome to

The Orchard, Causeway, Garth Lane, Thorpe Audlin Pontefract

The Orchard is a beautifully positioned four-bedroom detached home set within a generous one-third-acre plot in a peaceful, picturesque hamlet off Garth Lane. Built in stone and tucked away for privacy, it featuring extensive gardens, large driveway, and double detached garages. Tranquil location.



Wc

With a window to the side, low level flush WC, wash hand basin, shower cubicle, chrome heated towel rail, spot lights to the ceiling and fully tiled.

Lounge

16' 7" x 11' 8" (5.05m x 3.56m)

With a focal arch window to the side, UPVC patio door to the rear, laminate flooring, electric fire surround, marble hearth and inset and a gas central heating radiator.

Living Room

14' 9" x 18' 2" (4.50m x 5.54m)

With a UPVC double glazed bay window to the front, focal arch window to the side, focal fire place, UPVC front entrance door and a gas central heating radiator.

Kitchen

15' 3" x 11' 3" (4.65m x 3.43m)

A fitted kitchen consisting of wall, base and drawer units with granite work surfaces over, granite uplifts, double electric ovens, electric hob, extractor fan, double stainless steel sink and drainer, a gas central heating radiator and a UPVC double glazed window to the rear.

Conservatory

21' 4" x 8' 4" (6.50m x 2.54m)

With UPVC construction, tiled flooring, part tiled to walls and a gas central heating radiator.

Landing

With access to the loft.

Bedroom One

15' 9" x 13' 7" (4.80m x 4.14m)

With a UPVC double glazed window to the front, built in floor to ceiling wardrobes and a gas central heating radiator.

Bedroom Two

16' 6" x 11' 7" (5.03m x 3.53m)

With a UPVC double glazed windows to the rear, built in wardrobes, spot lights to the ceiling and a gas central heating radiator.

Bedroom Three

11' 2" x 15' 11" (3.40m x 4.85m)

With a window to the rear, built in wardrobes and a gas central heating radiator.

Bedroom Four

14' 7" x 11' 8" (4.45m x 3.56m)

With a UPVC double glazed window to the front aspect, built in wardrobes, shelved storage cupboard and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with mixer taps, fully tiled, spot lights to the ceiling, shelved storage cupboard, chrome heated towel rail and a window to the side.

Double Garage

22' 2" x 11' 7" (6.76m x 3.53m)

With electric doors, wall mounted boiler, tiled flooring, plumbing for washing machine and dishwasher, a bowl and half stainless steel sink and drainer and base units.

Front Garden

Accessed through double gates leading on to a paved driveway, mature gardens to the front, with stone wall boundary and access to the double garage.

Rear Garden

An extensive lawned garden, mature trees, a large patio seating area, stable and parking.



view this property online williamhbrown.co.uk/Property/PON118081



Welcome to

The Orchard Causeway Garth Lane, Thorpe Audlin Pontefract

- Outstanding Stone Built Detached Home
- Picturesque Village Hamlet Location
- Sits on 3/4 Of An Acre In Stunning Grounds
- Four Double Bedrooms All With Fitted Wardrobes
- Set To Show Home Standard

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£600,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON118081



Property Ref:
PON118081 - 0005

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