



Sandhill Rise, Pontefract WF8 1RA

Welcome to

Sandhill Rise, Pontefract

Sandhill Rise is a well-presented four-bedroom detached home in a quiet cul-de-sac, featuring an ensuite to the master, downstairs WC, double driveway and attached garage. The private, manicured gardens and included hot tub make it perfect for relaxing, all in a great Pontefract location.



Entrance Hall

With a UPVC front entrance door and an under stairs storage cupboard.

Wc

With a low level flush WC, wash hand basin, tiled walls and flooring and a chrome heated towel rail.

Lounge

10' 8" x 15' 4" (3.25m x 4.67m)

With a fire surround with an inset gas fire, a gas central heating radiator and a window to the front.

Dining Room

10' 9" x 10' 2" (3.28m x 3.10m)

With French doors to the conservatory and a gas central heating radiator.

Kitchen/ Diner

16' 2" x 12' 5" (4.93m x 3.78m)

A fitted kitchen consisting of wall, base and drawer units with luxury work surfaces over, a bowl and half sink and drainer with a boiling hot water tap, integrated oven, microwave and warming drawer, induction hob, extractor fan, integrated dish washer, wine cooler, washing machine, tiled flooring, gas central heating radiator, French doors to the rear garden and a UPVC double glazed window to the rear aspect.

Conservatory

11' 8" x 9' 9" (3.56m x 2.97m)

With French doors into the garden and laminate flooring.

Landing

With access to the loft and a gas central heating radiator.

Bedroom One

13' 7" x 12' (4.14m x 3.66m)

With two windows to the front.

Dressing Room

8' 9" x 6' 3" (2.67m x 1.91m)

With a built in wardrobe and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle, fully tiled, UPVC panelled ceiling, spot lights to the ceiling, chrome heated towel rail and a window to the side.

Bedroom Two

13' 7" x 9' 6" (4.14m x 2.90m)

With a UPVC window to the rear and a gas central heating radiator.

Bedroom Three

8' 3" x 9' 5" (2.51m x 2.87m)

With a window to the rear and a gas central heating radiator.

Bedroom Four

9' 4" x 8' 9" (2.84m x 2.67m)

With a window to the rear and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath with shower over and screen, UPVC panelled ceiling, spot lights, fully tiled, chrome heated towel rail and a window to the side.

Front Garden

A double driveway to the front, access to the attached garage and access to the rear garden.

Rear Garden

A well enclosed private rear garden, decked patio seating area, mature planting neatly laid to lawn, hot tub, garden shed, access from both sides with a timber fence surround.

Attached Garage

With an electric up and over door and side door into the garden.



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Welcome to

Sandhill Rise, Pontefract

- Four-bedroom detached home in a quiet cul-de-sac
- Ensuite to the master bedroom
- Well presented throughout
- Downstairs WC
- Very private, manicured lawned gardens

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: D

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON116612 - 0004

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