



4 Bed
House - Detached
located in
Pontefract

Guide Price £375,000



LOGIC
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Dandy Mill View
Pontefract
WF8 2UZ

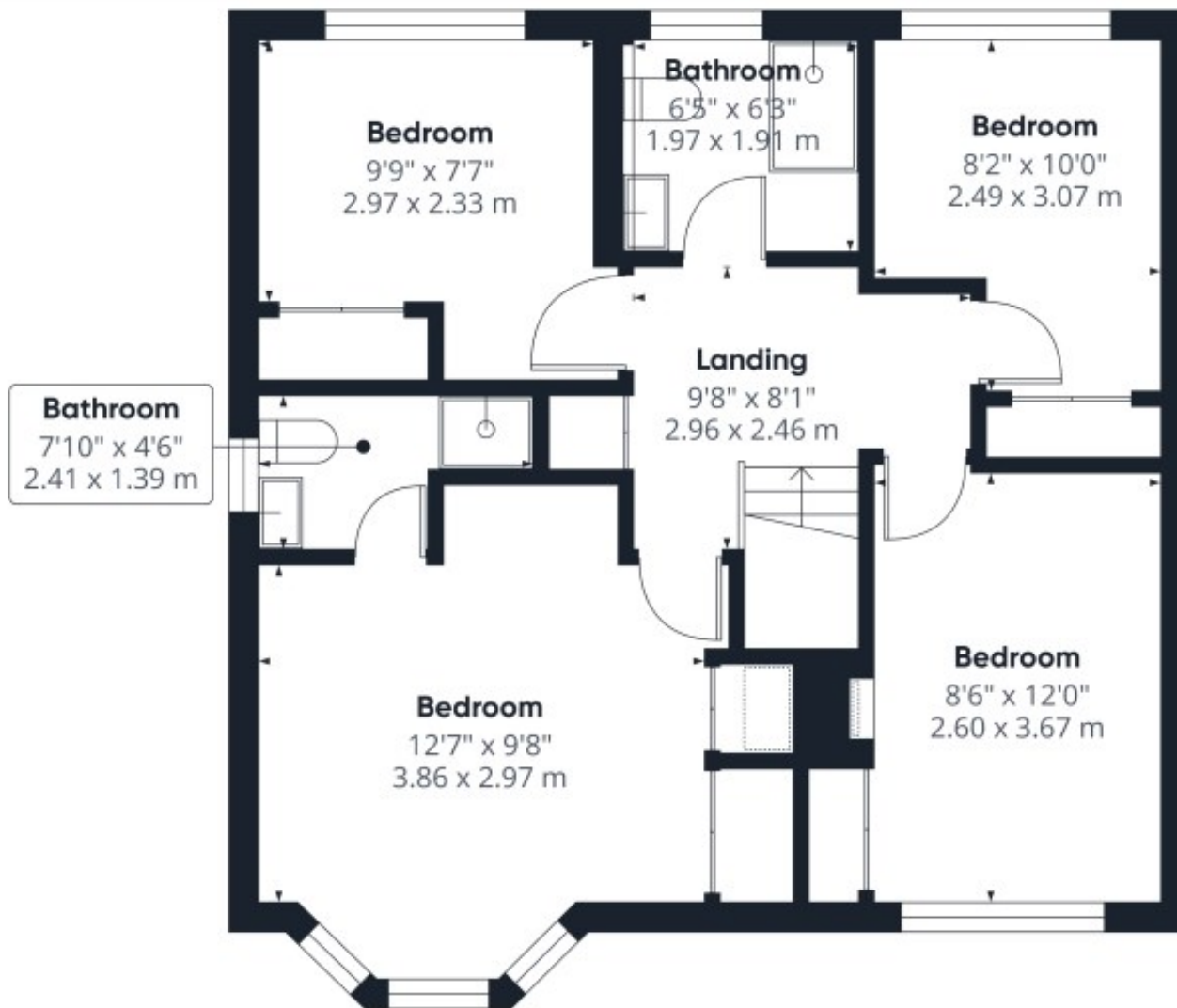


Guide Price £375,000-£400,000 Modern Four-Bedroom Detached Home in Prestigious Pontefract Cul-de-Sac Set at the head of an extremely sought-after cul-de-sac in Pontefract, this impressive four-bedroom detached home offers privacy, space, and charm in equal measure. Overlooking the serene and picturesque old farm grounds “Dandy Mill” this previous show home sits on a generous plot with expansive gardens to both the front and rear—perfect for families or anyone seeking a peaceful retreat.

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kitchen. Kitchen With a range of wall and base units laminate work surfaces over. Freestanding range style cooker sink with bowl and mixer tap fitted dishwasher and fitted fridge freezer. There is a composite rear door that leads to the garden and UPVC double glazed windows to the rear and side elevations. Access door into the utility room. Utility room Leading from the back of the garage with Plumbing for washing machine and dryer. Ample storage space. Access into the double garage. First floor Gas central heated radiator, airing cupboard and loft access. Bedroom one UPVC double glazed bay window to the front elevation fitted wardrobes and a gas central heated radiator. Access into the ensuite bathroom. Ensuite Shower cubicle, sink toilet and gas central heated radiator. UPVC double glazed window to the side elevation. Bedroom two UPVC double glazed window to the front elevation gas central heated radiator and a double fitted wardrobe. Bedroom three UPVC double glazed window to the rear elevation double wardrobe and a gas central heated radiator. Bedroom four UPVC double glazed window to the rear elevation and a double fitted wardrobe Gas central heated radiator. Main house Shower room With fitted shower cubicle toilet sink tiling to the walls and a towel rail. Extractor fan UPVC double glazed window to rear elevation. Outdoor. There are front and rear gardens. The rear garden is landscaped and has patio areas. Shrubs plants and wall built surround. Garden tap and outdoor lights. The front garden has a lawned garden and double driveway. There is an additional lawned area to the front side. Garage Up and over twin doors. Power and lights. Rear access door to the garden and access into the utility room.





Approximate total area⁽¹⁾

577 ft²
53.7 m²

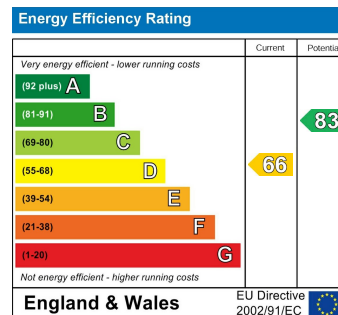
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GRAFFI 360

Floor 1



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