



4 Bed
House - Detached
located in
Pontefract

Guide Price £375,000



LOGIC
REAL ESTATE

Dandy Mill View
Pontefract
WF8 2UZ



Guide Price £375,000-£400,000

Nestled in the charming area of Dandy Mill View, Pontefract, this delightful detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking ample space to grow and thrive. The well-designed layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones.

The house boasts two bathrooms, ensuring convenience for all residents and visitors alike. Each room is filled with natural light, creating a warm and inviting atmosphere throughout the home. The surrounding area is known for its friendly community and excellent local amenities, making it a desirable location for those looking to settle down.

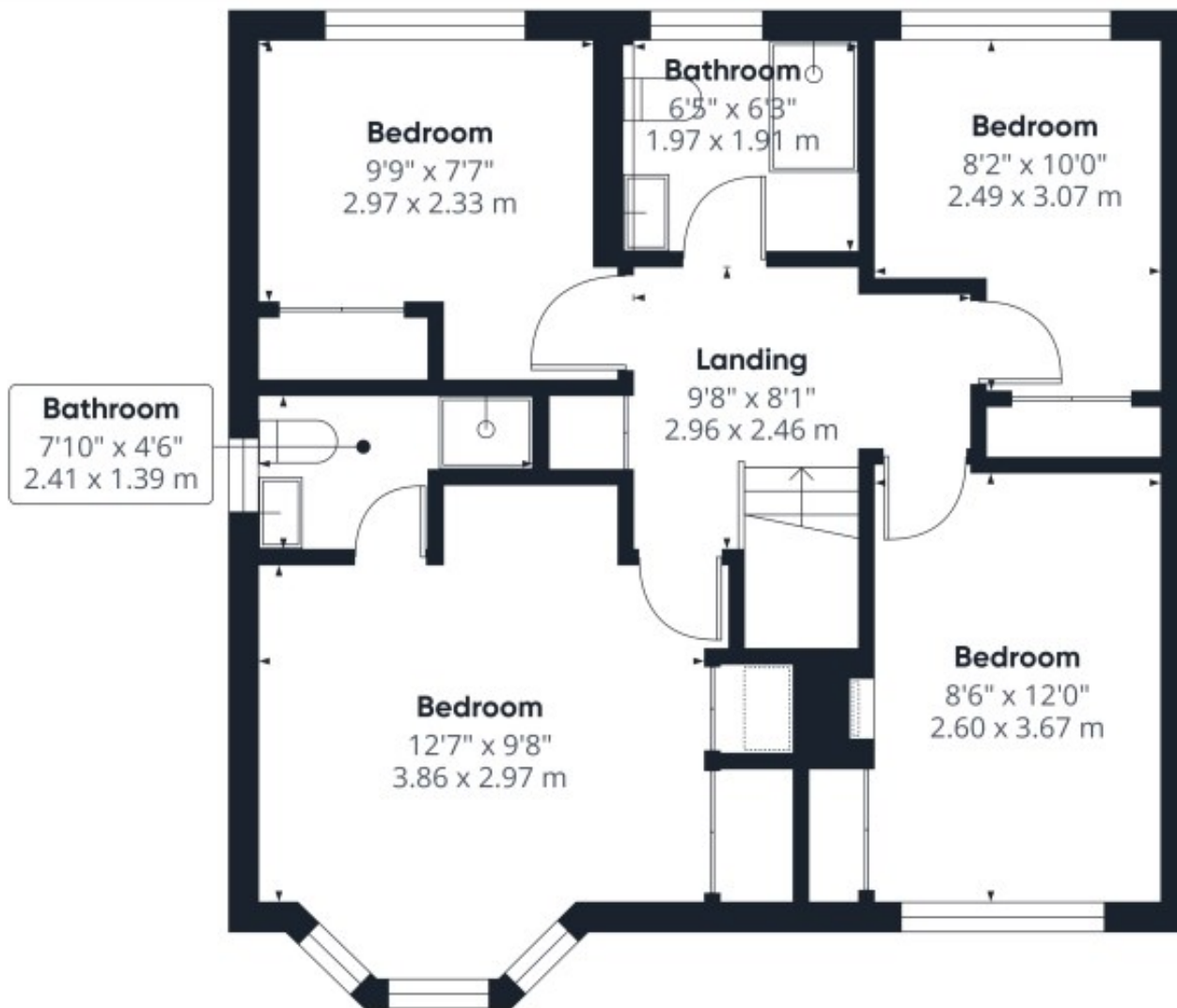
Whether you are a first-time buyer or seeking a family home, this property presents a wonderful opportunity to enjoy a peaceful lifestyle in a vibrant neighborhood. With its attractive features and prime location, this detached house at Dandy Mill View is not to be missed. Come and experience the charm of this lovely home for yourself.

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. Inside, the property boasts spacious and well-proportioned rooms throughout, including a bright and airy living area, kitchen and separate dining room a convenient downstairs WC, and a separate utility room. The kitchen and dining areas provide the perfect hub for modern family living or entertaining guests. Upstairs, you'll find four comfortable bedrooms all with fitted wardrobes and all offering excellent space, including a master bedroom with its own en-suite bathroom. The home also benefits from two garages, providing ample storage or additional parking. This property is ideally located for families, with excellent local schools, shops, and superb commuter links nearby. Offering style, space, and convenience in one of Pontefract's most desirable addresses, this home truly must be viewed to be fully

appreciated. Entrance hall Composite front entrance door leads into the hallway. The hallway gives access to the first floor lounge kitchen and WC. With a gas central heated radiator. WCToilet sink and gas central heated radiator. LoungeUPVC double glazed window to the front elevation and a gas central heated radiator. Double door lead into the dining room. DiningWith UPVC double glaze patio doors to the rear elevation and a gas central heated radiator. Access door into the kitchen. KitchenWith a range of wall and base units laminate works 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 roomLeading from the back of the garage with Plumbing for washing machine and dryer. Ample storage space. Access into the double garage. First floorGas central heated radiator, airing cupboard and loft access. Bedroom oneUPVC double glazed bay window to the front elevation fitted wardrobes and a gas central heated radiator. Access into the ensuite bathroom. EnsuiteShower cubicle, sink toilet and gas central heated radiator. UPVC double glazed window to the side elevation. Bedroom twoUPVC double glazed window to the front elevation gas central heated radiator and a double fitted wardrobe. Bedroom threeUPVC double glazed window to the rear elevation double wardrobe and a gas central heated radiator. Bedroom fourUPVC double glazed window to the rear elevation and a double fitted wardrobe Gas central heated radiator. Main house Shower roomWith 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

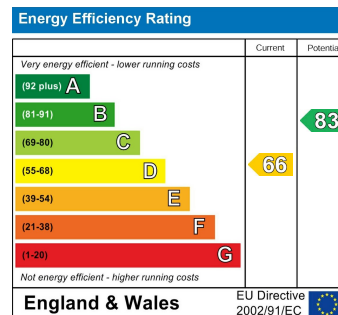
(1) Excluding balconies and terraces

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



CONTACT

30 Newgate
Pontefract
West Yorkshire
WF8 1DB

E: info@logicrealestate.co.uk
T: 01977 700595

LOGIC
REAL ESTATE