



4 Bed
House - Detached
located in
Pontefract

£380,000



Sorrel Court

Pontefract

WF8 4FF

This four bedroom detached family home located in the desirable Sorrel Court, Pontefract is an ideal family home. This charming property boasts an impressive layout, featuring four spacious bedrooms. Each bedroom offers ample space and natural light, ensuring a comfortable and inviting atmosphere.

To the ground floor you will find, the spacious living room, modern kitchen/diner, downstairs WC and the stairs leading to the first floor. To the first floor, you will find three bedrooms, family bathroom, ensuite and the stairs leading to the second floor. To the second floor, you will find the main bedroom and en suite.

Externally, the property sits on a neatly maintained corner plot with low shrubs, mature planting, paved path leading to the entrance. A private driveway runs along the right side of the property leading to the garage. The rear garden offers a generous, family-friendly outdoor space combining both lawn and patio areas for versatile use. A large paved terrace spans the back of the property, ideal for outdoor seating, dining, and entertaining, with ample room for garden furniture and play equipment. Beyond the patio, a raised lawn provides a soft, green space perfect for children, pets, and casual recreation. The garden is fully enclosed by a mix of brick walls and timber fencing, offering privacy and a secure environment. A side gate provides convenient external access to the driveway and garage, while the layout allows for easy maintenance and practical everyday use. With space for relaxation, play, and entertaining, the rear garden is a functional and welcoming extension of the home.

Hallway
14'8" x 3'8"

Access to the living room, kitchen/diner, downstairs WC and the staircase leading to the first floor. Carpeted throughout. Central heated radiator.

WC
Chrome mixer tap over wash hand basin. Toilet with low level flush. Tiled flooring. Central heated radiator. Double glazed frosted UPVC window looking to the side of the property.

Living Room
14'8" x 10'7"

Double glazed bay window looking to the front of the property. Carpeted throughout. Central heated radiator.

Kitchen/Dining Room
11'11" x 18'4"

With a range of high and low level kitchen units with complimentary work tops with upstands and tiled splashback. Integrated appliances including fridge/freezer, double oven, six ring gas hob, extractor hood over and dishwasher. Sink with stainless steel tap and drainer. Kitchen island with breakfast bar and wood effect work tops. Option to reconnect plumbing for washing machine. French doors leading to the garden. Tiled flooring. Double glazed UPVC window looking to the rear. Central heated radiator.

Landing
12'1" x 3'1"

Access to three bedrooms, bathroom and staircase leading to the second floor. Central heated radiator. Carpeted throughout.

Bathroom
5'7" x 7'3"

Modern white suite comprising of panel bath with chrome taps. Chrome mixer tap over wash hand basin. Toilet with low level flush. Tiled splashback. Extractor fan. Double glazed UPVC window looking to the front of the property. Central heated towel rail. Tiled flooring.

Bedroom Two
12'5" x 10'7"

Built in wardrobes. Access to the en suite. Carpeted throughout. Central heated radiator. Double glazed UPVC window looking to the front of the property.

En Suite
7'3" x 4'6"

White modern suite comprising of a shower. Wash hand basin with chrome mixer tap. Toilet with low level flush. Tiled splashback. Extractor fan. Tiled flooring. Central heated towel rail.





Bedroom Three

12' x 10'10"

Carpeted throughout. Central heated radiator. Double glazed UPVC window looking to the rear of the property.

Bedroom Four

9'7" x 7'2"

Built in wardrobes. Central heated radiator. Double glazed UPVC window looking to the rear.

Main Bedroom

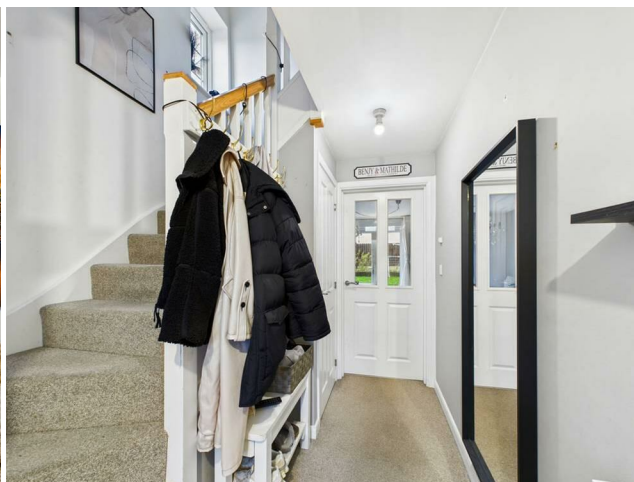
18'6" x 11'3"

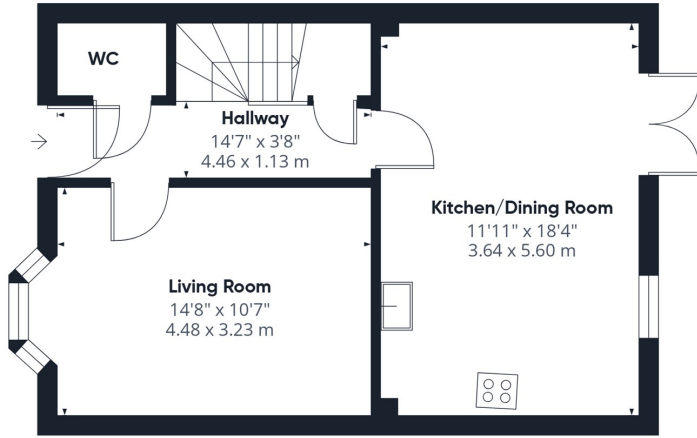
Built in wardrobes. Access to the en suite. Double glazed UPVC window looking to the front. Double glazed skylight looking to the rear elevation. Carpeted throughout. Central heated radiator.

En Suite

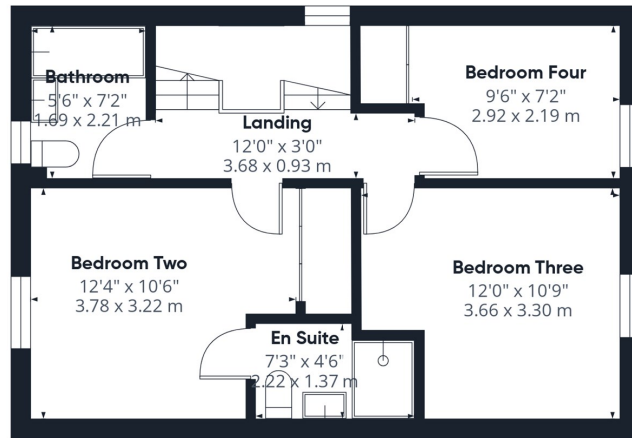
6'11" x 6'9"

Modern white suite. Corner shower with shower above. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Tiled splashback. Double glazed skylight window looking to the rear of the property. Central heated towel rail. Tiled flooring.





Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1372 ft²

127.3 m²

Reduced headroom

47 ft²

4.4 m²

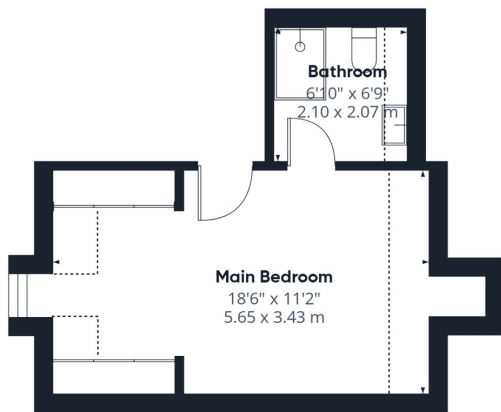
(1) Excluding balconies and terraces

Reduced headroom

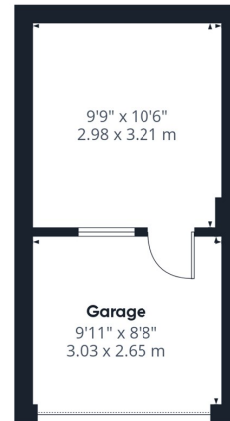
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 2 Building 1



Floor 0 Building 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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