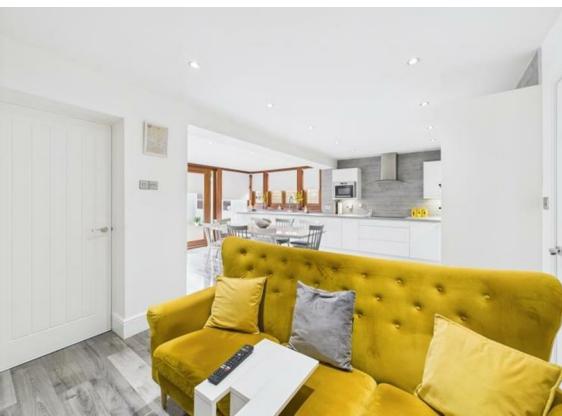




4 Bed
House - Detached
located in
Pontefract

Guide Price £475,000





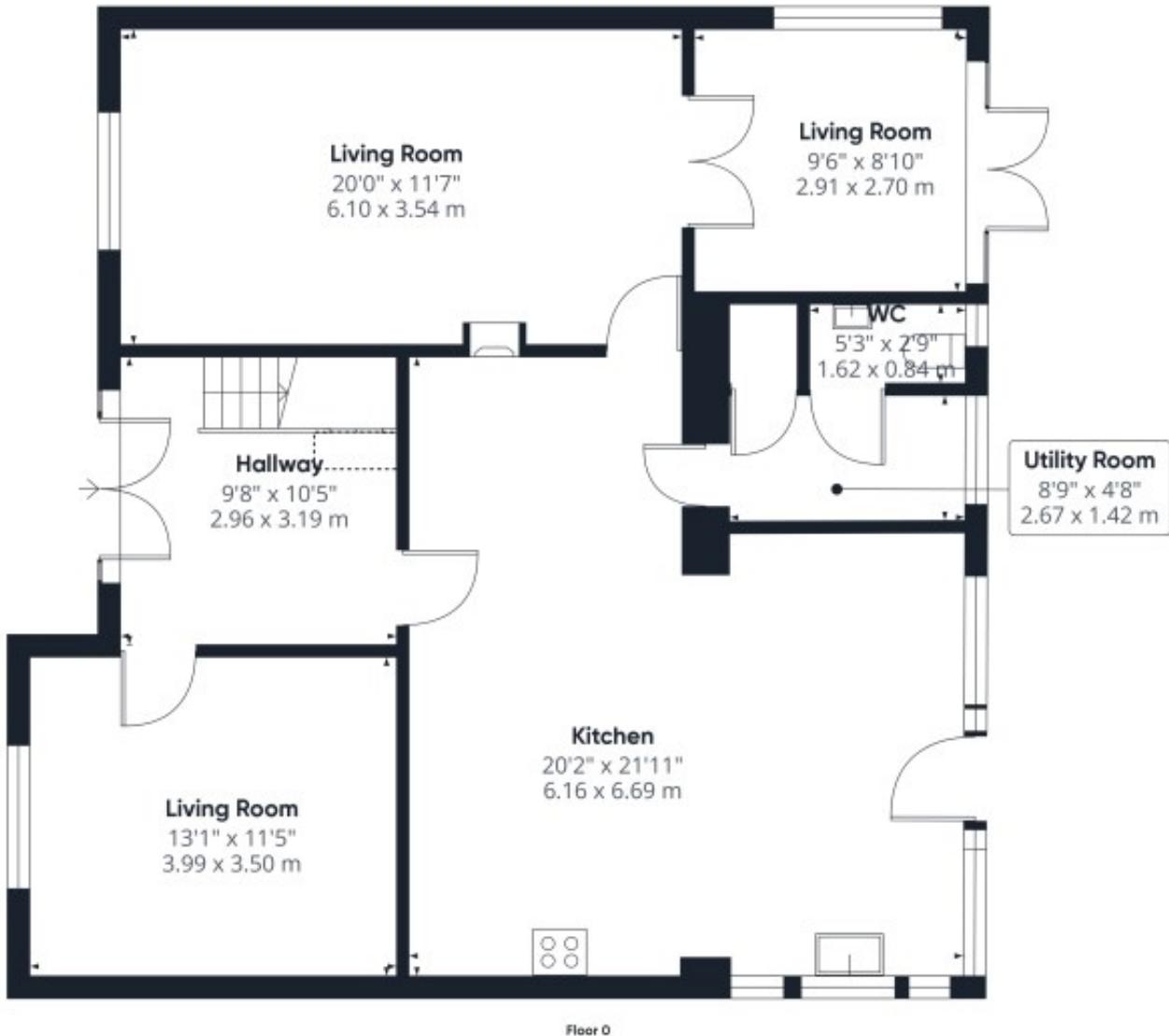
Immaculately maintained to a show-home standard, this property offers generous living space, making it an ideal family home. The breathtaking farmland views and picturesque church outlook provide a truly serene and idyllic setting.

This exceptional four-bedroom detached home is nestled in the highly sought-after village of North Elmsall, an exclusive and peaceful location with only a small number of properties nearby, ensuring a sense of privacy and tranquillity. Despite its rural charm, the home enjoys excellent connectivity, with the A1 motorway network easily accessible. The nearby towns of Hemsworth and South Elmsall are just a 5/10-minute drive away, while Pontefract, Barnsley and Doncaster with its bustling town centre, shops, and amenities, are only a little further afield. Immaculately maintained to a show-home standard, this property offers generous living space, making it an ideal family home. The breathtaking farmland views and picturesque church outlook provide a truly serene and idyllic setting. This stunning property perfectly balances exclusivity and convenience, offering a peaceful countryside retreat while remaining close to key transport links and amenities. A rare opportunity to own a truly special family home in a prime location.

Entrance Hall A Double composite entrance door leads into the hallway. With stairs and banister staging up to the first floor. Gas central heated radiator, under stairs storage cupboard and access to the lounge access to the kitchen. Lounge UPVC double glazed windows to the front elevation, gas central heated radiator, wooden flooring. Kitchen Dining Family Room UPVC double glazed windows to the rear elevation with a central composite rear door incorporating fitted blinds. Double glazed windows to the side elevation. The kitchen is fitted with Wall and base kitchen units incorporating work surfaces over, sink drainer and mixer tap. integral appliances include a full-size fridge and full-size freezer. double oven, fitted microwave, electric induction hob with extractor fan over. Spotlights to the ceiling. Gas central heated radiator. The Family area has a wall mounted electric fire and doors to the main lounge and the utility room. Utility Room Plumbing for a washing machine and dryer, the boiler is housed in behind a

cupboard. Door access to the wc. Access to the storage cupboard. WC UPVC double glazed window to the rear elevation, toilet with a low-level flush, sink with a mixer tap and vanity unit below. Gas central heated radiator. Extractor fan and spotlights to the ceiling. Tiling to the floor. Storage Cupboard Plenty of the shelves and storage space with electric and light. Lounge UPVC double glazed window to the front elevation, there is a feature electric fireplace, gas central heated radiator. Panelled wooden doors open into the sunroom. Sunroom With patio doors to the rear elevation and full-length glazed windows to the side elevation overlooking the farmland views. Wooden flooring and gas central heated radiator. First floor Landing With access to four good size bedrooms, the main bathroom and loft access. UPVC double glazed window to the front elevation. Bedroom One UPVC double glazed window to the rear elevation overlooking the field side views . Gas central heated radiator double fitted wardrobe and access to the ensuite. Ensuite UPVC double glazed window to the rear elevation toilet with a low-level flush sink with a vanity unit and mixer tap double shower cubicle spotlights and extractor fan to ceiling tiling to the floor. Bedroom Two UPVC double glazed window to the rear elevation gas central heated radiator. Bedroom Three UPVC double glazed window to the front elevation gas central heated radiator. Bedroom Four Currently used as a walk-in wardrobe with fitted wardrobes, UPVC double glazed window to the front elevation and gas central heated radiator. Main Bathroom Double walk-in shower cubicle with mains feed chrome shower and attachment. Sink with mixer tap and vanity unit below. Toilet fully tiled walls and flooring gas central heated radiator UPVC double glazed window to the rear elevation. Externally To The Rear Blocked paved garden area with raised patio for summer house there are outdoor lighting and seating areas overlooking the field side views. To the side of the property is a block driveway which leads to the double garage. Externally To The Front To the front of the property is a lawned garden area and pathway that leads to the front entrance. Summer House Garage Double garage with electric lights and up and over electric door.





Approximate total area⁽¹⁾

1023.1 ft²
95.05 m²

Reduced headroom
3.64 ft²
0.34 m²

⁽¹⁾ Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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.

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