



4 Bed
House - Detached
located in
Pontefract

Offers In Excess Of
£450,000



LOGIC
REAL ESTATE

Wild Orchid Way
Pontefract
WF8 4FA



Lead in

Immaculate Four-Bedroom Detached Family Home | The Oaklands, Pontefract

Situated within the highly sought-after Oaklands development on the desirable south side of Pontefract, this exceptional four-bedroom detached family home offers stylish, turnkey living in one of the town's most sought after residential locations.

Beautifully presented throughout, the property boasts modern fixtures and fittings, spacious accommodation and an impressive landscaped rear garden, making it an ideal purchase for growing families and those simply looking to move straight into a home with nothing to do. Properties of this calibre in The Oaklands are always in high demand, thanks to the area's buoyant property market, excellent reputation and convenient location.

The accommodation briefly comprises a welcoming entrance hallway, a spacious lounge, a stunning open-plan kitchen and dining area perfect for entertaining, a separate utility room and a convenient ground floor WC. To the first floor are four generously proportioned bedrooms, with the principal bedroom benefiting from its own contemporary en-suite shower room, alongside a modern family bathroom.

Externally, the property enjoys a beautifully landscaped rear garden providing an excellent space for outdoor entertaining and family life. To the front is a driveway leading to a separate garage, offering ample off-street parking and additional storage.

The Oaklands is perfectly positioned for easy access to Pontefract town centre, excellent local amenities, highly regarded primary and secondary schools, transport links and motorway networks, making it one of the area's most desirable places to call home.

Presented in truly immaculate condition, this outstanding family home is ready to move straight into. Early viewing is highly recommended to fully appreciate the size, quality and lifestyle on offer. Alongside a prominent field view setting.

Entrance - Hallway

16'10" x 5'1"

A beautiful entrance hallway. Integrated welcome matt. Carpeted throughout. Central heated radiator. Composite door.

Office

9'4" x 7'7"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation. Window shutters.

Living Room

17'7" x 12'3"

A built in media wall. Central heated radiator. Carpeted throughout. UPVC double glazed bay window to the front elevation. Window shutters.

WC

4'11" x 5'1"

WC with a low-level flush. Sink with a chrome mixer tap. Central heated radiator. Tiled flooring. Partly tiled walls. UPVC double glazed window to the side elevation.

Kitchen Diner

15'1" x 20'1"

A range of wall and base units with granite worktops. Built in spot lights in the base units. Spot lights to the ceiling. Integrated dishwasher. Integrated double oven. Wine fridge. Integrated Fridge freezer. Gas hob. Stainless steel extractor hood. Under mounted sink with a chrome mixer tap. Central heated radiator. Tiled flooring. UPVC double glazed window to the rear elevation. UPVC patio doors to the rear elevation. Kitchen leads to the utility room.

Utility Room

8'3" x 5'2"

A range of high and low base units with solid wood worktops. Plumbing for a washing machine or dryer. Stainless steel sink with a chrome mixer tap. Central heated radiator. Tiled flooring. UPVC double glazed door leading to the rear garden.

Landing

10'6" x 12'12"

Stairs leading to all four bedrooms and the bathroom. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation. Loft access.

Bedroom One

12'10" x 12'4"

Carpeted throughout. Central heated radiator. Built in wardrobes with mirrors. UPVC double glazed window to the front elevation. En-Suite bathroom.



En- Suite 7'2" x 4'6"

White suite comprises of a shower cubicle with a chrome mains feed. WC low level flush. Sink with a chrome mixer tap. Central heated towel rail. Full height wall tiles. UPVC double glazed window to the side elevation.

Bedroom Two 12'5" x 10'2"

Carpeted throughout. Built in wardrobe with mirror. Central heated radiator. Two UPVC double glazed windows to the rear elevation.

Bedroom Three 9'5" x 13'4"

Carpeted throughout. Central heated radiator. Two double glazed windows to the front elevation.

Bedroom Four 10'2" x 7'7"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

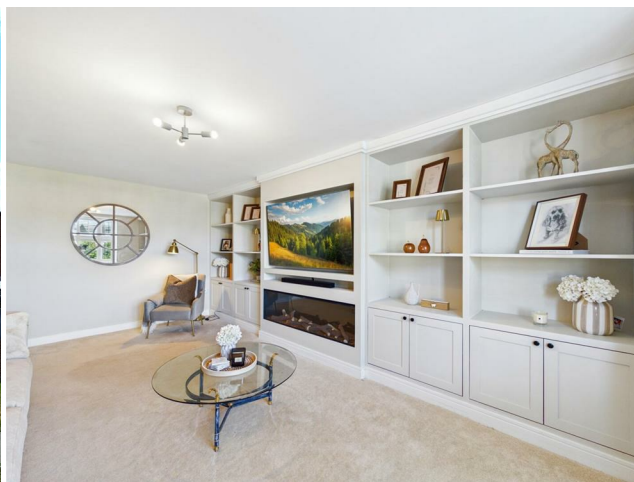
Bathroom 8'9" x 7'6"

White suite comprising of a panel bath with a chrome mixer tap. WC low level flush. Wash hand basin with a chrome mixer tap. Separate shower cubicle with chrome mains feed. Central heated towel rail. Wood effect flooring. UPVC double glazed window to the rear elevation. Full height wall tiling. Extractor fan to the ceiling.

External

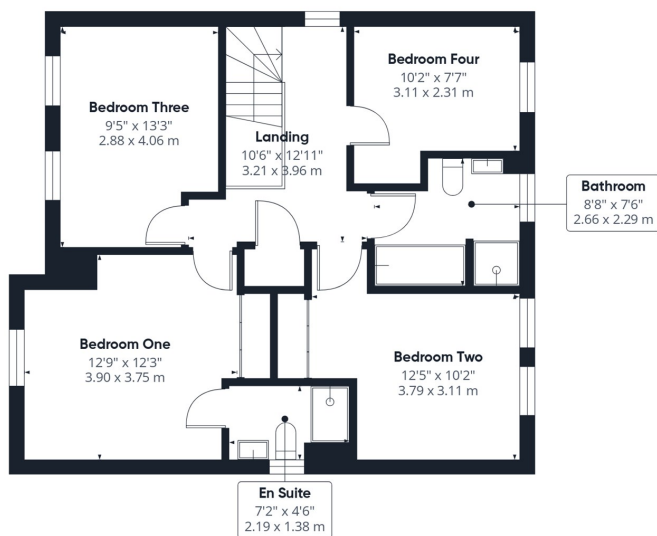
This attractive four-bedroom detached family home enjoys a pleasant position within a sought-after residential development, offering excellent kerb appeal. The property is approached via a generous driveway providing off-road parking for multiple vehicles and a garage. A neatly maintained frontage, complemented by established shrubs and low-maintenance landscaping, enhances the welcoming appearance, while a pathway leads to the entrance door.

The enclosed rear garden has been thoughtfully landscaped to create an ideal space for both relaxation and entertaining. A raised timber deck and pergola provide the perfect setting for outdoor dining, with a further paved seating area overlooking the lawn. Mature planting and established borders offer a pleasant degree of privacy, while a charming timber summerhouse creates a versatile space ideal for a home office, studio or garden retreat. The garden is fully enclosed by timber fencing, making it well suited to families and those with pets.





Floor 0



Floor 1



Approximate total area^m
1398 ft²
129.9 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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