Park Row

The proactive estate agent



Hampshire Close, Pontefract, WF8 2UG

Offers Over £375,000

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Lead In

Situated on the highly sought-after New Hall Road development in Pontefract, this beautifully presented four-bedroom detached family home offers spacious, modern living accommodation in a fantastic location. Properties within this popular development are always in high demand, thanks to their generous layouts, attractive surroundings and excellent proximity to local amenities.

Presented in move-in condition and attractively priced, this stunning home is ideal for growing families and buyers looking for that perfect combination of space, style and convenience.

The ground floor boasts a fantastic open-plan kitchen and dining area, creating the perfect space for family living and entertaining. A separate spacious lounge provides a comfortable area to relax, while a useful utility room, downstairs WC and integral garage add further practicality to this well-designed family home.

To the first floor are four generously sized bedrooms, two of which benefit from their own en-suite shower rooms, alongside an additional modern family bathroom. The property is tastefully decorated throughout, offering a contemporary finish ready for its next owners to move straight into.

Externally, the property continues to impress with an attractive enclosed rear garden, perfect for outdoor dining, entertaining and family enjoyment. To the front is a lawned garden and private driveway providing off-street parking, together with access to the garage.

The location is another fantastic selling point. Within easy reach of local shops, well-regarded primary and secondary schools and Pontefract town centre, the property is perfectly positioned for everyday convenience. Monkhill railway station is just a short walk away, providing excellent commuter connections, while nearby motorway networks offer easy access to surrounding towns and cities.

Offering four bedrooms, three bathrooms, spacious living accommodation and a highly desirable location, this impressive detached home really does tick all the boxes!

Early internal viewing is strongly recommended to fully appreciate the space, style and quality of accommodation this beautiful family home has to offer.

Entrance Hall

21'6" x 4'5" (6.55 x 1.34)

Access to utility room, living room, WC, kitchen and the stairs leading to the first floor. Wood effect flooring. Central heated radiator.

Living Room

19'5" x 10'9" (5.92 x 3.28)



Media wall with electric fire. Access to the dining room/living area. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Dining Room / Living Area

11'9" x 13'5" (3.58 x 4.09)



Wood effect flooring. Central heated radiator. UPVC double glazed French door leading to the rear garden. UPVC double glazed window to the rear elevation.

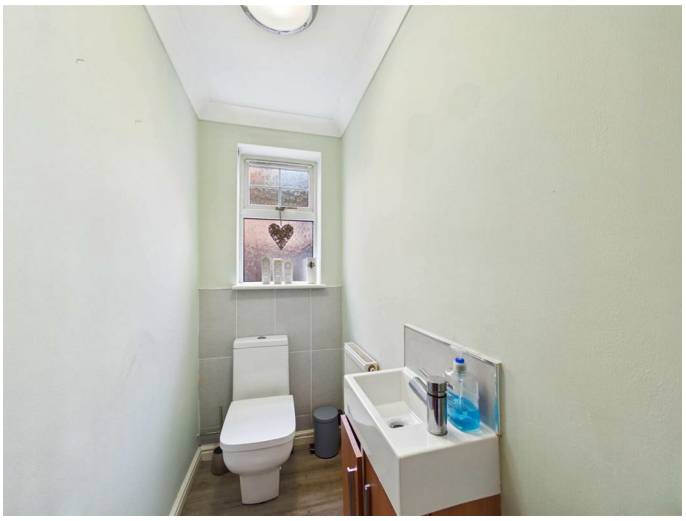
Kitchen

12'9" x 9'1" (3.89 x 2.78)



A modern range of high and low level kitchen units with integrated appliances including double oven, fridge freezer, dishwasher and induction hob. Bowl sink with chrome mixer tap. Wood effect flooring. UPVC door giving access to the rear garden. UPVC double glazed window to the rear elevation.

WC
3'2" x 6'10" (0.97 x 2.09)



WC with low level flush. Wash hand basin with chrome mixer tap. Partly tiled walls. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the side aspect.

Utility Room
8'1" x 8'6" (2.47 x 2.58)

Plumbing for washing machine. Wood effect flooring.

Landing
6'8" x 8'2" (2.03 x 2.48)

Access to all four bedrooms, the house bathroom and the loft. Carpeted throughout. Central heated radiator. UPVC double glazed frosted window to the side aspect.

Bedroom One
12'1" x 15'2" (3.69 x 4.63)





Access to en suite. Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front elevations.

En Suite
5'5" x 8'8" (1.64 x 2.63)



White suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Partly tiled walls. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the front aspect.

Bedroom Two
12'8" x 8'6" (3.87 x 2.59)



Access to shower room. Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Shower Room
6'7" x 3'11" (2.01 x 1.20)



Shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap. Partly tiled walls. Extractor fan. Tiled effect flooring. Central heated towel rail. UPVC double glazed frosted window to the side aspect.

Bedroom Three
9'10" x 8'8" (2.99 x 2.65)



Fitted wardrobes. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Four
9'9" x 6'7" (2.98 x 2.01)



Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

Bathroom
5'2" x 8'6" (1.57 x 2.58)



White suite comprising of panel bath with chrome taps and shower attachment. WC with low level flush. Wash hand basin with chrome taps. Partly tiled walls. Extractor fan. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the side aspect.

External





Occupying an attractive position within this sought-after

residential development, this impressive four bedroom detached family home boasts an attractive brick-built exterior and welcoming entrance. To the front, a generous private driveway provides off-street parking and leads to an integral garage, whilst well-maintained lawned gardens add to the property's kerb appeal. Gated side access leads through to the rear garden.

To the rear is a generous, fully enclosed garden, offering an ideal outdoor space for families and entertaining. Predominantly laid to lawn, the garden benefits from a spacious paved patio area, perfect for outdoor dining, relaxing and summer gatherings. Timber fencing provides a good degree of privacy, whilst a covered timber structure offers additional versatile outdoor space. The garden provides an excellent combination of lawn and seating areas, ideal for both children and adults to enjoy.

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWING'S

Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOUR'S

CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

UTILITIES BROADBAND & MOBILE COVERAGE

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

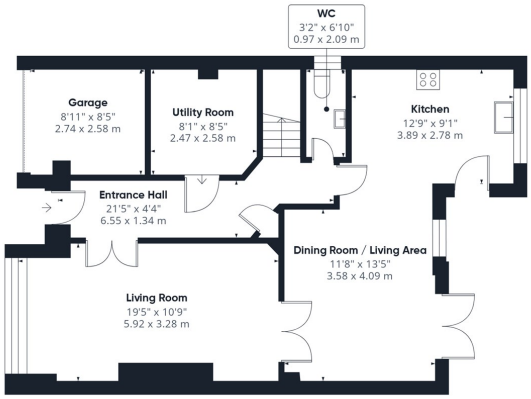
TENURE AND COUNCIL TAX BANDING

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

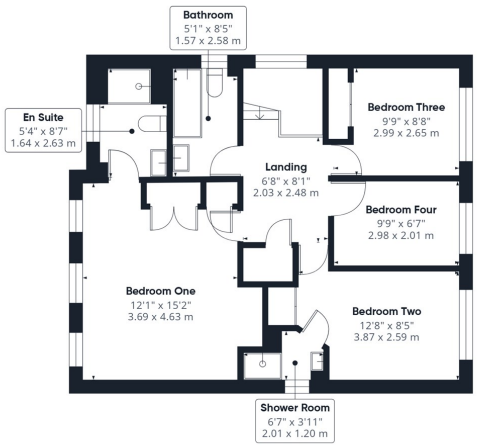








Floor 0





Floor 1

Approximate total area(1)

1402 ft²

130.2 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.

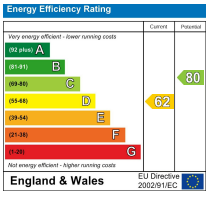
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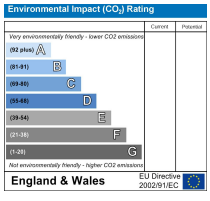
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