

North Lodge Lane, Pontefract, West Yorkshire

NO CHAIN | Spacious accommodation | Sought after location | Spectacular views to the front and rear | Ground floor WC | Utility Room
| Beautiful gardens | Off street parking for two cars

3 Bedroom Semi Detached House | Asking Price: **£275,000**

Rosedale
& Jones 

North Lodge Lane, Pontefract, West Yorkshire

DESCRIPTION

NO CHAIN. Incredibly rare rural views! Spacious accommodation in the sought after location of Darrington.

Key features

- NO CHAIN
- Spacious accommodation
- Sought after location
- Spectacular views to the front and rear
- Ground floor WC
- Utility Room
- Beautiful gardens
- Off street parking for two cars



LOCATION

Within walking distance of Darrington village which provides a wide range of local amenities, including a range of shops, bars, leisure facilities and restaurants. The local area also boasts a golf club and several rural walks/trails. With easy access to the M62, A1 and M1 motorway networks, your commuter links really could not be better.

EXTERIOR

Front

Features include a block paved driveway, which can comfortably accommodate two vehicles with off street parking. A grass lawn and beautifully presented floral borders. Note: The property is not overlooked to the front, with rural views.

Rear

A large and well presented garden, which boasts beautiful floral borders and plenty of useful storage. The garden is also enclosed on all sides with an access gate to the side of the property, ideal for pets or children. Note: The property is not overlooked to the rear, with rural views.

INTERIOR - Ground Floor

Entrance Hall

Hardwood flooring with space for shoe and coat storage. Double Glazed UPVC exterior door to the front, windows to the side aspect and a Central Heated radiator.

Lounge

5.71m x 3.18m

The space can accommodate a range of furniture choices as preferred and is quite spacious. Central Heated radiator and Double Glazed windows to the front aspect. The room also features Double Glazed French doors which open onto the rear garden patio area. The room also benefits from a gas fireplace with a Marble/Oak hearth. Note: This room enjoys picturesque rural views to the front and rear. Viewings are highly recommended to appreciate this fully.

Kitchen Diner

3.78m x 3.74m

Space for a four seated dining table and chairs, in addition to plenty of storage units. The kitchen units are of a modern design with solid oak worktops, splashback tiles and flooring. Fitted appliances include: an electric double oven, four gas 'ring' hobs and a fitted extractor fan above. Other features include: a 1l capacity stainless steel sink/drainer and LED spotlighting. Central Heated radiator and Double Glazed windows to both the side and rear aspects

W/C

Facilities include, a w/c and a wash basin, with splash-back and floor tiling.

Utility Room

2.45m x 2.10m

Tiled floors, solid Oak worktops and enough space for a freestanding washing machine, a tumble dryer and a fridge freezer. A Double Glazed 'frosted' window to the front aspect.

INTERIOR - First Floor**Landing**

Loft access, a storage cupboard and Double Glazed windows to the front elevation with rural landscape views.

Bedroom One

3.85m x 3.72m

Large enough for a king-size bed and associated storage furniture, as required. The room also features wall-length fitted wardrobes. Central Heated radiator and Double Glazed windows to the rear elevation with exceptional landscape views.

Bathroom

Features include: wall and floor tiling, a w/c, a wash basin with under unit storage, a bathtub and a shower cubicle with a glass water-guard. Central Heated towel rack and 'frosted' Double Glazed windows to the front and side elevations. Extractor fan.

Bedroom Two

3.85m x 3.20m

The space can support a double bed and associated storage furniture quite comfortably. Central Heated radiator and Double Glazed windows to the rear elevation, with beautiful views of the local countryside.

Bedroom Three

2.65m x 2.22m

Suitable for use as a nursery, a large single bedroom, or a home office, with fitted unit storage. Central Heated radiator and Double Glazed windows to the front elevation with picturesque views of the local countryside.

Unique Reference Number

LCLG

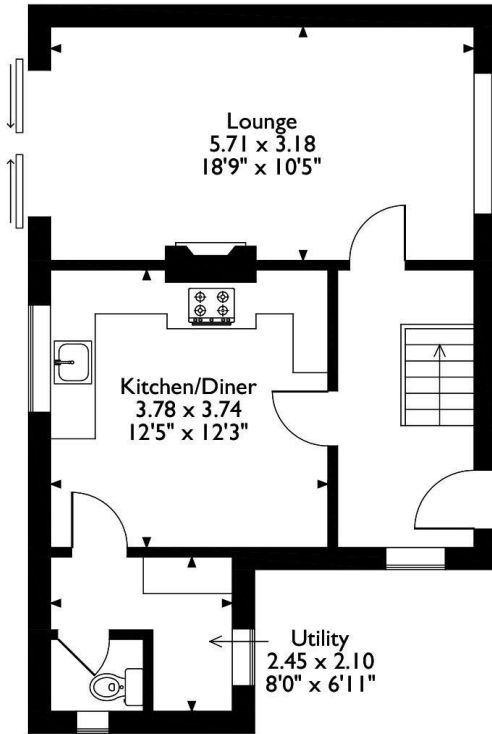
Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

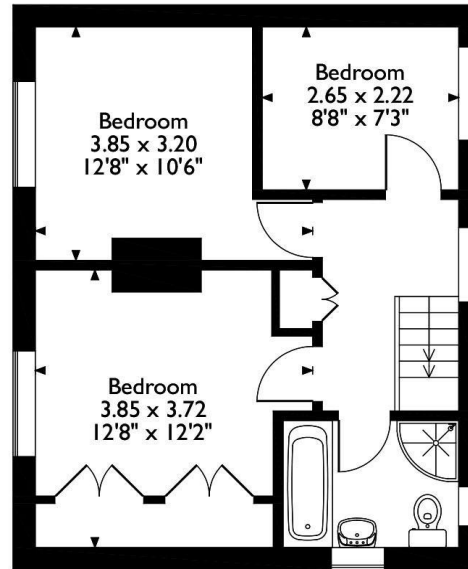


North Lodge Lane, Darrington, Pontefract,
West Yorkshire

Approximate Gross Internal Area
86 Sq M/926 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			100
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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