



**The Orchard Causeway Garth Lane, Thorpe Audlin
Pontefract WF8 3HD**

welcome to

The Orchard Causeway Garth Lane, Thorpe Audlin Pontefract

The Orchard is a beautifully positioned four-bedroom detached home set within a generous one-third-acre plot in a peaceful, picturesque hamlet off Garth Lane. Built in stone and tucked away for privacy, it featuring extensive gardens, large driveway, and double detached garages. Tranquil location.



Wc

With a window to the side, low level flush WC, wash hand basin, shower cubicle, chrome heated towel rail, spot lights to the ceiling and fully tiled.

Lounge

16' 7" x 11' 8" (5.05m x 3.56m)

With a focal arch window to the side, UPVC patio door to the rear, laminate flooring, electric fire surround, marble hearth and inset and a gas central heating radiator.

Living Room

14' 9" x 18' 2" (4.50m x 5.54m)

With a UPVC double glazed bay window to the front, focal arch window to the side, focal fire place, UPVC front entrance door and a gas central heating radiator.

Kitchen

15' 3" x 11' 3" (4.65m x 3.43m)

A fitted kitchen consisting of wall, base and drawer units with granite work surfaces over, granite uplifts, double electric ovens, electric hob, extractor fan, double stainless steel sink and drainer, a gas central heating radiator and a UPVC double glazed window to the rear.

Conservatory

21' 4" x 8' 4" (6.50m x 2.54m)

With UPVC construction, tiled flooring, part tiled to walls and a gas central heating radiator.

Landing

With access to the loft.

Bedroom One

15' 9" x 13' 7" (4.80m x 4.14m)

With a UPVC double glazed window to the front, built in floor to ceiling wardrobes and a gas central heating radiator.

Bedroom Two

16' 6" x 11' 7" (5.03m x 3.53m)

With a UPVC double glazed windows to the rear,

built in wardrobes, spot lights to the ceiling and a gas central heating radiator.

Bedroom Three

11' 2" x 15' 11" (3.40m x 4.85m)

With a window to the rear, built in wardrobes and a gas central heating radiator.

Bedroom Four

14' 7" x 11' 8" (4.45m x 3.56m)

With a UPVC double glazed window to the front aspect, built in wardrobes, shelved storage cupboard and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with mixer taps, fully tiled, spot lights to the ceiling, shelved storage cupboard, chrome heated towel rail and a window to the side.

Double Garage

22' 2" x 11' 7" (6.76m x 3.53m)

With electric doors, wall mounted boiler, tiled flooring, plumbing for washing machine and dishwasher, a bowl and half stainless steel sink and drainer and base units.

Front Garden

Accessed through double gates leading on to a paved driveway, mature gardens to the front, with stone wall boundary and access to the double garage.

Rear Garden

An extensive lawned garden, mature trees, a large patio seating area, stable and parking.



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welcome to

The Orchard Causeway Garth Lane, Thorpe Audlin Pontefract

- Outstanding Stone Built Detached Home
- Picturesque Village Hamlet Location
- Sits on 3/4 Of An Acre In Stunning Grounds
- Four Double Bedrooms All With Fitted Wardrobes
- Set To Show Home Standard

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£650,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118081 - 0004

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