



HODSONS

ASKING PRICE

£275,000

Estcourt Road

Pontefract, WF8 3AJ



PROPERTY SUMMARY

This is an individual style home, located within a secluded position within a highly regarded village. setting. The spacious accommodation briefly comprises; entrance hall with W.C off, dining room which is open plan through to the lounge, fitted kitchen. To the first floor are two bedrooms (please note the current owners have split the large bedroom to provide a separate box room - this could easily be returned to the original layout. To the rear is a contemporary style and low maintenance garden which is paved with raised flower beds and there is also a drive providing off road parking. Darrington is an attractive traditional village comprising a mix of characterful properties. Located just a short distance off the A1 making it the ideal location for commuters who require excellent access to the motorway network. Viewing is strongly recommended.

2



1



2

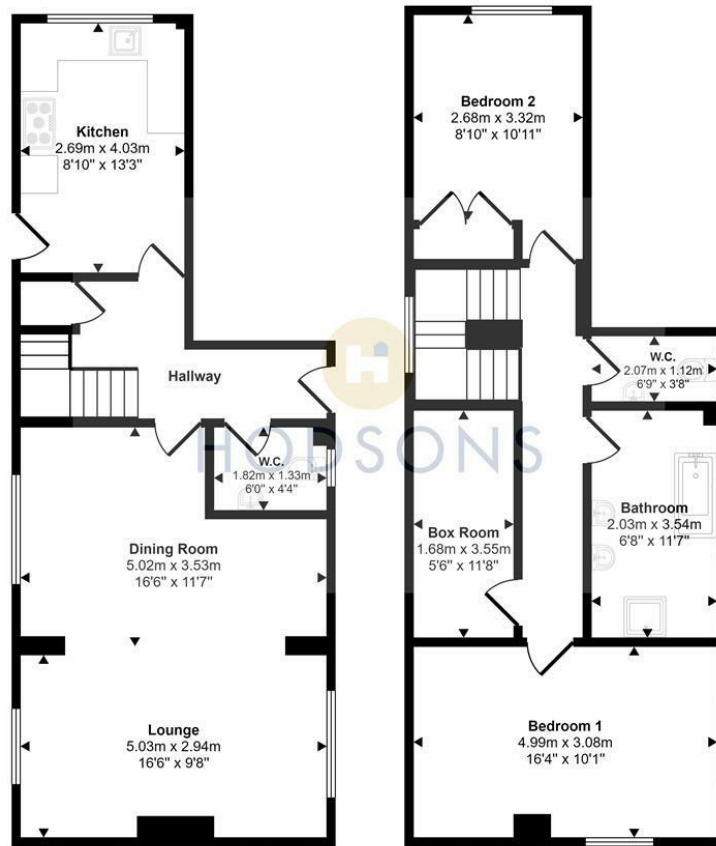








Approx Gross Internal Area
108 sq m / 1162 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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