



Antigua Manor Park, Darrington Pontefract WF8 3BQ

Welcome to

Antigua Manor Park, Darrington Pontefract

A striking, architect-designed four-bedroom detached home, brought to market for the first time. Set within a prestigious village and offered with no onward chain, it features generous living space and beautifully landscaped gardens that provide both privacy and standout kerb appeal.



Lower Ground Floor Storage/Boiler Room

8' 6" x 5' 8" (2.59m x 1.73m)

Wc

With a low level flush WC and a wash hand basin.

Double Garage

20' 6" x 21' 5" (6.25m x 6.53m)

With a wall mounted boiler, two windows to the front and electric door to the front.

Hall

With stairs up to the ground floor.

Ground Floor Entrance Hall

With a UPVC door to the front, window to the front and a built in storage cupboard.

Living/Dining Room

20' 6" x 21' 7" (6.25m x 6.58m)

With windows to the front, side and rear, focal wall with gas fire, marble hearth and hot air heating.

Kitchen

14' 9" x 6' 3" (4.50m x 1.91m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, double electric oven, electric hob, extractor fan, a bowl and half sink and drainer, floor to ceiling integrated fridge and freezer, integrated dishwasher, vinyl flooring, floor to ceiling built in cupboard, UPVC rear door and a window to the rear.

Rear Porch

5' 9" x 3' 4" (1.75m x 1.02m)

With a UPVC triple glazed rear door and window to the rear.

First Floor Landing

With stairs from the ground floor and stairs up to the second floor.

Bar Room

23' 4" x 13' 7" (7.11m x 4.14m)

With two windows to the front, wall mounted electric fire and built in bar.

Sauna

8' x 4' 11" (2.44m x 1.50m)

Shower Room

A shower cubicle, fully tiled.

Study/ Office

13' 8" x 10' 3" (4.17m x 3.12m)

With a window to the rear and vent heater. Built in storage and shelving.

Laundry Room

11' 10" x 8' 7" (3.61m x 2.62m)

With a window to the rear, tiled walls, sink and drainer, plumbing for washing machine and drying cupboard.

Second Floor Landing

With stairs from the first floor.

Bedroom One

12' 2" x 11' 8" (3.71m x 3.56m)

With UPVC window to the front, built in wardrobes with matching dressing table and double set of drawers.

Bedroom Two

12' 9" x 12' 3" (3.89m x 3.73m)

With a window to the rear, built in wardrobes, air vent in floor, spot lights to the ceiling and loft hatch.

Bedroom Three

9' 6" x 12' 9" (2.90m x 3.89m)

With a window to the rear, heating air vent, built in wardrobes.

Bedroom Four

8' 9" x 11' 6" (2.67m x 3.51m)

With a window to the front, built in wardrobes with matching dressing area.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, sunken bath, tiled walls, shower cubicle, built in cupboard and a window to the rear.

Exterior

To the front there is an extensive manicured lawned gardens, with stone walls and fenced boundaries, a large compressed asphalt driveway which leads up to the double garage and landscaped gardens wrapping around the whole of the property with several patio seating areas, raised beds, mature trees, pond, water feature and a garden shed ideal for additional storage. Great for entertaining.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

Antigua Manor Park, Darrington Pontefract

- No Onward Chain
- Easy access to motorway networks
- Two Thirds Of An Acre
- Landscaped Grounds
- Two Reception Rooms

Tenure: Freehold EPC Rating: E
Council Tax Band: F

offers in the region of
£675,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119604 - 0012

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