

...Your proactive estate agent



Limetrees, Pontefract, WF8 2QB
Offers Over £375,000





Lead In

An exclusive four/five-bedroom detached family home, ideally positioned on the highly sought-after Limetrees development on the edge of Pontefract. Occupying a generous corner plot, this former show home offers spacious and well-balanced accommodation, perfectly suited to modern family living.

Beautifully presented throughout, the property boasts a contemporary finish with light-filled rooms and a thoughtfully designed layout. The ground floor includes a versatile downstairs wet room and office which could easily be a ground floor bedroom, while an integral garage adds further practicality.

Externally, the home is equally impressive. A large driveway provides ample off-street parking for multiple vehicles, while the surrounding gardens are both private and attractively landscaped, enhanced by mature tree-lined boundaries that create a peaceful setting.

A standout feature of the home is the addition of a superb summer house, offering a flexible space ideal for working from home, a gym, cinema room, or entertaining area — perfectly complementing the main accommodation.

The property is ideally located for access to a strong network of highly regarded local schools, making it particularly appealing for families, as well as benefiting from excellent commuter links nearby.

Homes within this development are extremely sought-after and rarely come to market. Given its position, presentation, and former show home status, we do not anticipate this property will remain available for long.

Entrance Hall

1.55 x 0.78 (5'1" x 2'7")

Access to the dining room and living room.

Dining Room

4.27 x 4.12 (14' x 13'6")

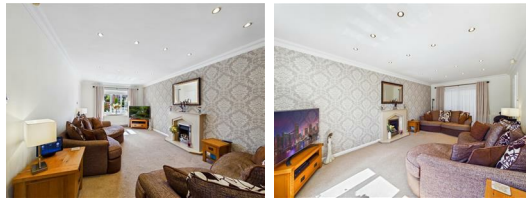
Access to the kitchen and living room. Stairs leading to the first floor. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



Living Room

3.35 x 6.33 (10'12" x 20'9")

Gas fireplace with hearth and surround. Access to the sunroom via patio doors, kitchen and dining room. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



Sunroom

3.01 x 3.15 (9'11" x 10'4")

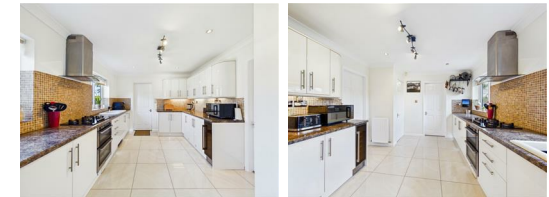
UPVC double glazed French doors leading to the rear garden. Carpeted throughout. Central heated radiator.



Kitchen

4.28 x 3.13 (14'1" x 10'3")

Modern range of high and low level kitchen base units with integrated appliances including cooker with five ring hob. Extractor hood. Dishwasher. Fridge/Freezer. Wine fridge. One and half bowl sink with drainer and chrome mixer tap over. Access to the hallway. Tiled effect flooring. Central heated radiator. UPVC double glazed windows to the rear elevation.



Hallway

0.81 x 1.83 (2'8" x 6')

Access to the kitchen, WC, wet room and office. UPVC double glazed frosted stable door giving access to the rear. Tiled effect flooring. Central heated radiator.

WC

1.21 x 1.81 (3'12" x 5'11")

WC with low level flush. Wash hand basin with chrome mixer tap. Full height wall tiling. Tiled flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the rear aspect.

Office/Bedroom Five

2.30 x 3.56 (7'7" x 11'8")

Access to the wet room and garage. wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.



Wetroom

1.30 x 1.31 (4'3" x 4'4")

Mains feed shower. Full height wall tiling. Extractor fan. Central heated radiator.

Garage

3.31 x 7.52 (10'10" x 24'8")

Electric garage door. Plumbing. Central heated radiator.

Landing

2.73 x 0.96 (8'11" x 3'2")

Access to all four bedrooms and the shower room. Carpeted throughout.

Bedroom One

3.27 x 3.50 (10'9" x 11'6")

Space for a super king sized bed. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front elevation.



Bedroom Two

3.38 x 3.50 (11'1" x 11'6")

Built in wardrobe/storage cupboard. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.



Bedroom Three

1.84 x 2.71 (6' x 8'11")

Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.



Bedroom Four

2.37 x 2.72 (7'9" x 8'11")

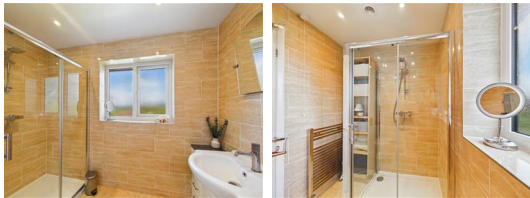
Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear.



Shower Room

2.74 x 1.67 (8'12" x 5'6")

White suite comprising of shower cubicle with mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Full height wall tiling. Chrome central heated radiator. UPVC double glazed frosted window to the rear.



Summer House

3.75 x 6.74 (12'4" x 22'1")

All electric throughout with double sockets. Option to reconnect plumbing for water. Tiled effect flooring. Electric wall mounted heaters. UPVC double glazed French doors leading to the rear.

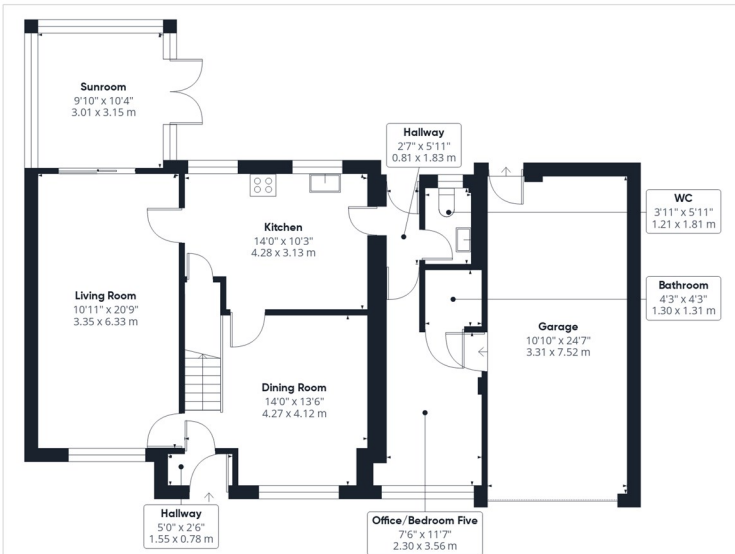


Externally

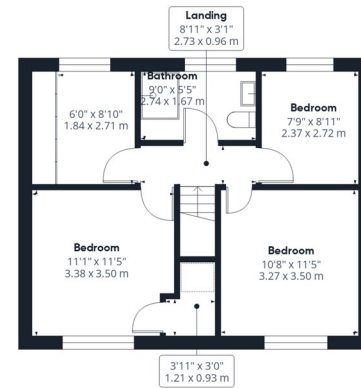
Occupying an attractive position, this impressive detached family home boasts excellent kerb appeal with a well-maintained lawned front garden, mature planting, and a spacious block-paved driveway providing ample off-street parking for multiple vehicles. The driveway leads to an attached garage with electric roller door, offering further parking or useful storage space. The attractive frontage is complemented by a sheltered entrance and established surroundings, creating a welcoming first impression.

To the rear, the property enjoys a beautifully presented and generously sized enclosed garden, ideal for both relaxing and entertaining. Predominantly laid to lawn, the garden is complemented by paved patio area, mature trees, established borders, and a summer house. The summer house provides an excellent additional space, ideal for leisure or hobbies, with space for a hot tub positioned beneath a covered area. For added peace of mind, there is also a safety override switch conveniently located next to the hot tub. The rear garden offers a high degree of privacy and creates a superb outdoor setting for family life and social occasions.

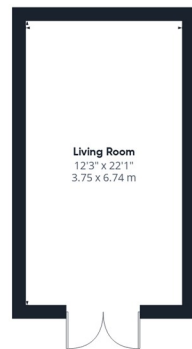




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1869 ft²
173.5 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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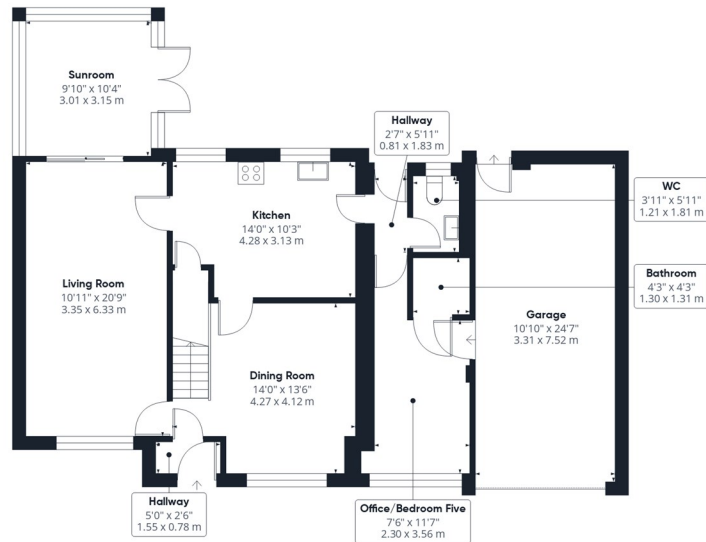
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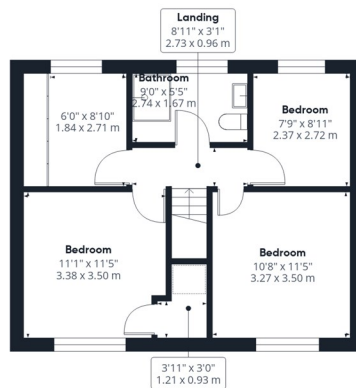
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Floor 0 Building 1



Floor 1 Building 1



Approximate total area^m

1593 ft²

147.9 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Not energy efficient - lower energy costs</small> <small>England & Wales</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>England & Wales</small>	

