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Saddlers Grove, Pontefract



£425,000

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Located in Saddlers Grove, Badsworth this detached family home offers spacious living in a peaceful, well-connected village. Ideally positioned close to local parks, schools, amenities, and transport links, it is perfectly suited for comfortable family life.
The property features a private garden and garage, offering both outdoor space and practical convenience. With superb views over the countryside. Set within a friendly community, this home provides a wonderful opportunity to settle into a welcoming neighbourhood.
With its generous layout and ideal location, this is a home that truly feels like your own. Don't miss out and book your viewing today!



- LARGE Family Home in desired location
- Downstairs cloakroom
- Family lounge, Spacious fully fitted kitchen and separate dining room
- Conservatory and utility room
- Master Bedroom with En-Suite Shower and 3 further good sized bedrooms
- Fully fitted family bathroom
- Enclosed and private outdoor space and integral garage
- Freehold
- EPC grade D
- Council Tax band E

Entrance Hall
Entrance hall with laminate flooring, radiator, an under stairs storage space and stairs off to the first floor

Downstairs Toilet
Downstairs toilet with a low flush WC, pedestal wash hand basin, radiator, and a front-facing window.

Lounge
16'6" x 12'11" (5.05 x 3.95)
Spacious sitting room with laminate flooring, coved ceiling, and feature fireplace with sawn stone-effect surround, marble back and hearth, and living flame gas fire and two central heating radiators. Sliding patio doors leading to the conservatory

Conservatory
8'11" x 8'0" (2.73 x 2.45)
Bright conservatory with laminate flooring and French doors opening to a patio area in the garden

Dining Room
14'7" x 9'7" (4.47 x 2.93)
A good size room ideal for formal dining and with rear facing window, central heating radiator and coved ceiling.

Breakfast Kitchen
12'10" x 9'6" (3.93 x 2.90)
Well-equipped kitchen featuring fitted units to base and wall height, a 1.5 bowl sink with mixer tap, extensive work surfaces with tiled surrounds and matching, shaped, breakfast bar, integrated dishwasher and fridge/freezer, five-ring gas hob, built-in double oven, radiator, and two front-facing windows.

Utility Room
6'0" x 4'11" (1.83 x 1.50)
Utility room with sink, work surfaces, cupboard, plumbing for washing machine, wall-mounted boiler, radiator, and door to the garden

Landing
Landing with loft access, built-in cupboard, and windows to both half and main landing area.

Bedroom One
13'0" x 10'11" (3.97 x 3.34)
A good size master bedroom with a range of fitted wardrobes, laminate flooring, radiator and rear-facing window for natural light. Access off to the

En suite Shower Room
8'3" x 5'0" (2.52 x 1.54)
En suite featuring a shower cubicle with glazed sliding screen, low flush WC, pedestal basin, Wall tiling, oak flooring, radiator, shaver socket, extractor fan, and a rear-facing window.

Bedroom Two
13'1" x 9'8" (3.99 x 2.96)
Another generous double bedroom, again with fitted wardrobes and comfortably accommodates a double bed. With a radiator and window to the front.

Bedroom Three
11'3" x 9'9" (3.45 x 2.98)
Bedroom Three features a window with charming views over farmland and has a central heating radiator.

Bedroom Four
11'10" x 8'3" (3.63 x 2.52)
Bedroom Four is yet another double room which benefits from windows to both the front and side, filling the room with natural light and has a central heating radiator.

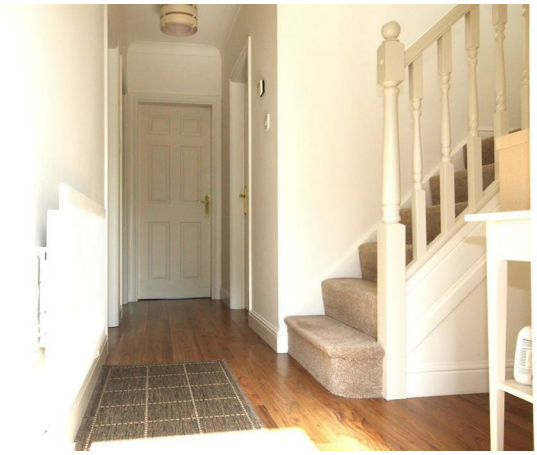
Family Bathroom
8'6" x 6'2" (2.60 x 1.89)
Family bathroom features a low flush toilet, pedestal basin with mixer taps, and a quadrant shower with glazed screen and tiled surrounds. It includes integral lighting, a chrome heated towel rail, and a UPVC frosted window to the side.

External
The property enjoys a corner position with, to the front, a driveway leading to the integral garage and provided parking space. Across the front and to the side, the garden is of lawn and mature shrubs which screen the property. The rear garden is enclosed and private and has a paved patio adjacent to the conservatory, mature trees and shrubs and areas of lawn. A lovely space to relax in.















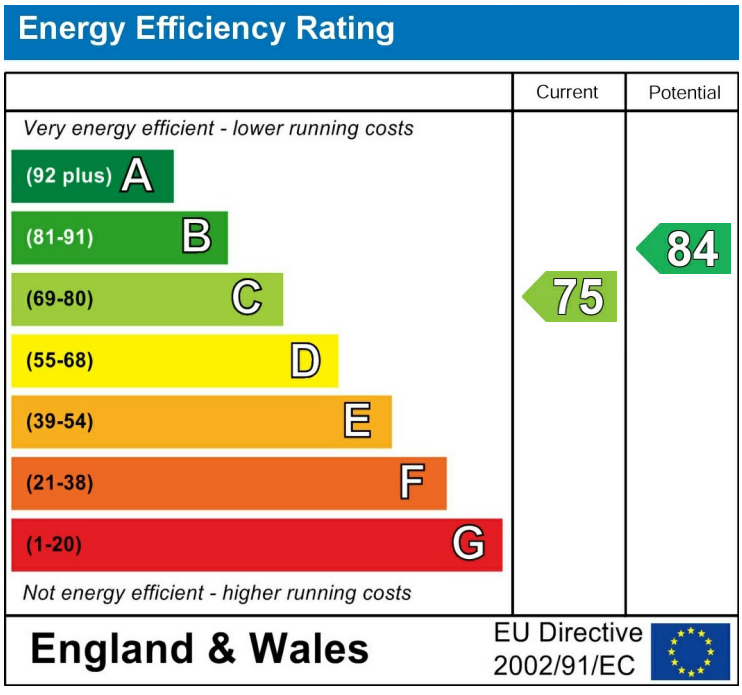


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Floor Plan







Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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