

## Valley Road, Darrington



**Offers Over £375,000**



4



2



1



71

Crown are delighted to present to the open market this recently renovated four bedroom two bathroom detached bungalow!

This property is nestled in the sought-after location of Valley Road, Darrington, Pontefract, with an array of local amenities within walking distance.

With proximity to motorway links, and Pontefract train station a short drive away, this property is suited to a whole array of buyers.

With a full renovation having been carried out including new appliances and solar panels, this property offers character on the outside and the 'New Home' feel upon walking through the front door!

Properties in this area aren't available for long, so early viewing is advised.



- Sought after village location
- Substantial detached bungalow on a large plot with open views
- Completely refurbished
- Large lounge with balcony, well fitted and spacious living kitchen
- Principle bedroom with ensuite shower
- Three further good size bedrooms
- Family bathroom and separate WC
- Large gardens, car port
- EPC Grade C
- Solar Panels

Call 01977 285 111 to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

**Front Porch**

9'7" x 5'6" (2.94 x 1.70)

Entered through a uPVC and glazed door into this useful space for hanging coats and storing shoes after that country walk. Further inner door leading to the:-

**Entrance Hall**

An inner hall which serves the majority of the rooms within the bungalow and has two central heating radiators.

**Lounge**

17'4" x 14'6" (5.29 x 4.42)

Beautifully sized living space with wide front facing window giving elevated views to the front and enabling a high degree of natural light. Beamed ceiling, two central heating radiators and with french door leading onto a wide balcony to enjoy that evening sun and relaxing on a summers evening.

**Kitchen Diner**

20'0" x 15'5" (6.11 x 4.71)

Great family living dining room which has been totally refurbished and ready to entertain your guests and family with the kitchen section fitted with an extensive range of contemporary units which offer excellent storage space with base and wall units and laminate work surfaces with inset single drainer sink with pillar style mixer taps, fitted 4 ring ceramic hob with inset hood over, fitted oven and integrated fridge, freezer and dishwasher. Rear facing window and laminate flooring which continues through to the dining area which has wide French windows overlooking the rear garden and patio with views over farmland beyond and having two modern vertical central heating radiators in anthracite finish.

**Bedroom One**

14'7" x 11'0" (4.45 x 3.37)

An excellent master bedroom with front facing window taking advantage of the elevated position with open views and having a central heating radiator and access off to the

**En-Suite Shower Room**

6'9" x 2'1" (2.06 x 0.64)

Beautifully presented with modern suite in white including shower cubicle with bi-fold screen doors, vanity wash hand basin and low level flush WC together with tiled walls and floor and extractor fan.

**Bedroom Two**

14'4" x 9'6" (4.39 x 2.92)

Another large double bedroom situated to the front of the property, enjoying open views and with access from both the lounge and the dining area. If four bedrooms are not required then this could be a second sitting room or playroom.

**Bedroom Three**

8'0" x 10'7" (2.45 x 3.24)

Facing to the rear of the property and enjoying open views, this third bedroom offers a further double room with wardrobe recess and central heating radiator,

**Bedroom Four**

8'0" x 9'0" (2.45 x 2.75)

The fourth bedroom is a decent single bedroom located to the side and has a central heating radiator and, again, a wardrobe recess.

**Family Bathroom**

6'2" x 5'3" (1.90 x 1.62)

Having been fully refurbished with a modern white suite of panelled bath with chrome mixer head shower taps and glazed screen over, vanity wash hand basin and with a chrome ladder style heated towel warmer, tiled walls and floor and an extractor fan together with a rear facing window.

**Separate WC**

4'7" x 2'5" (1.40 x 0.75)

Useful separate facility with low level flush WC and window to the rear.

**External**

This delightful property stand on a generous plot with, to the front, wrought iron double and personnel gates leading through to steps and a curved driveway which is bounded, to the right, by lawn, pebbled beds and shrub border. The drive leads across the front of the bungalow where there is a covered parking area for two cars. A footway to the side of the property leads round to the rear garden which has a large lower paved patio, raised pebbled beds and lawn with the rear boundary adjoining open farmland making the whole property enjoy a wonderful feeling of space and privacy.

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Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  CASTLE DWELLINGS

## Floor Plan

GROUND FLOOR  
1378 sq.ft. (128.0 sq.m.) approx.

TOTAL FLOOR AREA: 1378 sq.ft. (128.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective buyers should not rely on the floorplan and should make their own enquiries. Any prospective purchaser: The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency. For further information, please contact the agent.  
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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