



5 Fairways Court
Darrington, Pontefract

FOR SALE
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5 Fairways Court

Darrington, Pontefract, WF8 3DH



Situated on this small cul-de-sac, which was built by the current owners, this five bedroom detached property is done to a superb standard and would make a superb family home.

Situated on a small modern development is this superb five bedroom detached property benefitting from driveway parking, double garage and spacious rear gardens.

The property briefly comprises of entrance hall, spacious living room, conservatory, kitchen leading to dining room, utility and downstairs w.c. To the first floor landing there are five bedrooms, three of which benefit from en suite shower rooms/w.c. and a family bathroom/w.c. Externally to the front of the property there is driveway parking with ample space for several vehicles and a double garage. To the rear there is a lawned garden with two flagged patio seating area.

Situated in the quiet village of Darrington, the property is ideally located for all local shops and amenities. Whilst also only being a short drive away from the motorway network for those looking to travel further afield.

Situated on this small cul-de-sac, which was built by the current owners and is done to a superb standard and would make a superb family home. A viewing is highly recommended to truly appreciate everything this property has to offer.





ACCOMMODATION

ENTRANCE HALL

Gas central heating radiator, built in storage cupboard and door leading through to the double garage. Doors to kitchen and living room.

LIVING ROOM

UPVC double glazed window to the rear, three gas central heating radiators, feature exposed brick wall with Inglenook fireplace with multi fuel burner and UPVC double glazed sliding doors through to the conservatory.

CONSERVATORY

UPVC double glazed windows to the side, rear and side elevation. UPVC sliding doors to the side and features wall lights to one side. Currently used as a second sitting room.

DINING ROOM

UPVC double glazed window to the side elevation, gas central heating radiator and wood flooring.

KITCHEN

UPVC double glazed windows to the front elevation with window to the side elevation. Fitted kitchen with an array of wall and base units, corian work surfaces and splash back incorporating sink and drainer. Built in gas hob and extractor hood over with electric oven and grill. Integral dishwasher, space for fridge/freezer, island in the centre, spotlights to the ceiling and gas central heating radiator. Door leading through to the utility room.

UTILITY ROOM

UPVC double glazed window to the rear elevation and UPVC double glazed door to the side elevation. Base units for storage with corian work tops, inset stainless steel sink unit, gas central heating radiator and door leading to the downstairs w.c.

W.C.

UPVC double glazed frosted window to the rear elevation, built in storage cupboard, low flush w.c. and wash hand basin with mixer tap. Ladder style radiator and spotlights to the ceiling.

FIRST FLOOR LANDING

Galleried landing with access to five bedrooms and family bathroom/w.c. Gas central heating radiator.

BEDROOM ONE

UPVC double glazed window to the rear elevation, gas central heating radiator and door leading to the en suite bathroom/w.c.





EN SUITE SHOWER ROOM/W.C.

UPVC double glazed frosted window to the rear elevation and spotlights to the ceiling. Shower cubicle with waterfall shower, chrome style ladder radiator, low flush w.c. and wash hand basin.

BEDROOM TWO

UPVC double glazed window to the front elevation, gas central heating radiator, grey wood effect laminate flooring and built in storage. Door leading through into en suite bathroom/w.c.

EN SUITE SHOWER ROOM/W.C.

UPVC double glazed frosted window to the side elevation, corner shower cubicle with waterfall shower head, low flush w.c. and wash hand basin with mixer tap. Spotlights to the ceiling and chrome style ladder radiator.

BEDROOM THREE

UPVC double glazed window to the rear elevation, gas central heating radiator and wood effect laminate flooring. Built in storage cupboard, spotlights to the ceiling and door leading to en suite bathroom/w.c.

EN SUITE SHOWER ROOM/W.C.

UPVC double glazed frosted window to the rear elevation, shower cubicle with waterfall shower head, low flush w.c. and wash hand basin with mixer tap. Chrome style ladder radiator and spotlights to the ceiling.

BEDROOM FOUR

UPVC double glazed windows to the front elevation, wood effect laminate flooring, gas central heating radiator and built in storage cupboard.

BEDROOM FIVE

UPVC double glazed window to the front elevation, gas central heating radiator and built in storage cupboard.

BATHROOM/W.C.

UPVC double glazed frosted window to the side elevation. Three piece bathroom suite comprising hand held shower over the bath, low flush w.c. and wash hand basin. Chrome style ladder radiator, spotlights to the ceiling and fully tiled on the walls and floor.

OUTSIDE

As you approach the front of the property, it is set back from the road and has a block paved driveway with ample space for several vehicles and access to the double garage. To the rear there is an enclosed rear garden which is laid predominantly to lawn with hedge and bush boundary. There are two paved patio seating areas with one patio area with pergola.

COUNCIL TAX BAND

The council tax band for this property is F.

FLOOR PLANS

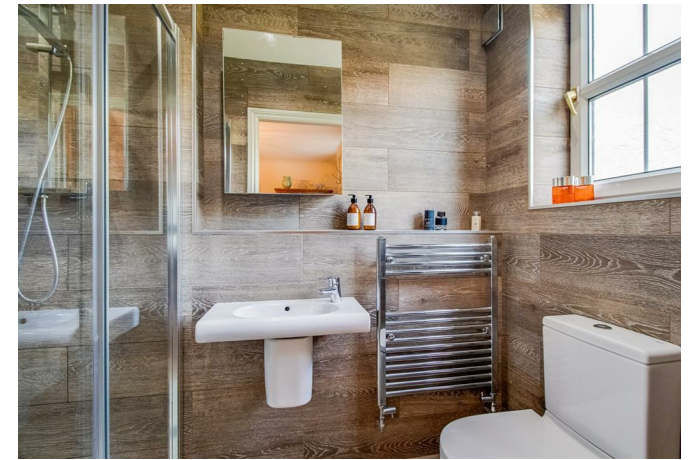
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

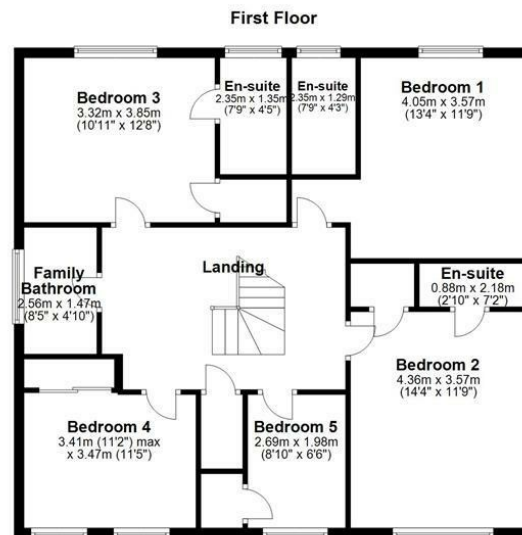
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.







OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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Energy Efficiency Rating

	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		83	
(81-91) B			
(69-80) C	66		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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