

3 Bed

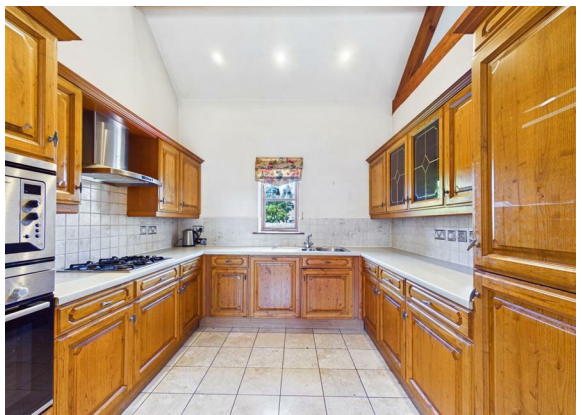
House - Semi-Detached

located in

Pontefract

Offers In Excess Of £350,000







enfields

Orchard Court
Badsworth
Pontefract
WF9 1QA

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Lead In
Traditional Stone-Built Three Bedroom Semi-Detached Home with Outstanding Potential – No Onward Chain

Nestled within a peaceful cul-de-sac in the highly desirable village of Badsworth, this charming stone-built three-bedroom semi-detached home presents a fantastic opportunity to acquire a characterful property with enormous scope for modernisation and enhancement.

Occupying a generous plot with a double driveway, double garage and attractive gardens, the property offers a wealth of original charm alongside the exciting potential to create a truly exceptional family home. The unique layout comprises three well-proportioned bedrooms and a family bathroom on the ground floor, while the first floor enjoys the principal living accommodation, including a spacious open plan lounge, dining area and kitchen, all benefiting from elevated views and an abundance of natural light.

Brimming with character features and offering endless possibilities for improvement, this home is perfect for buyers looking to add value and personalise a property to their own taste.

The picturesque village of Badsworth is highly regarded for its welcoming community and rural charm, offering a well-respected primary school, village hall, historic church, traditional pub and restaurant, whilst providing excellent transport links to nearby towns and the motorway network.

Homes in this sought-after village rarely remain available for long, particularly those offering such fantastic potential at an affordable price point. Whether you're a growing family, downsizer or buyer searching for your next renovation project, this is an opportunity not to be missed.

Offered to the market with no onward chain, early viewing is highly recommended to fully appreciate the size, setting and potential of this delightful home.

Ground Floor

Inner Hallway
8' x 20'6"
Access to all three bedrooms, utility room, house bathroom and the stairs leading to the first floor. Tiled effect flooring. Central heated radiators.

Utility Room
6'6" x 4'10"
Kitchen base units. Option to reconnect plumbing for washing machine. Sink with drainer and chrome taps. Tiled effect flooring. Double glazed windows to the side elevation.

Bedroom One
12'6" x 12'2"
Access to the en suite. Fitted wardrobes and drawers. Carpeted throughout. Central heated radiator. Double glazed window to the rear elevation.

En Suite
6'6" x 4'6"
White suite comprising of shower cubicle with mains feed shower. WC with low level flush. Wash hand basin with chrome taps. Extractor fan. Central heated radiator. Double glazed frosted window to the side aspect.

Bedroom Two
9'12" x 10'1"
Carpeted throughout. Central heated radiator. Double glazed window to the rear elevation.

Bedroom Three
7'11" x 7'7"
French door giving access to the rear garden. Carpeted throughout. Central heated radiator.







Bathroom
5' x 9'2"
White suite comprising of panel bath with chrome taps and shower attachment. WC with low level flush. Wash hand basin with chrome tap. Extractor fan. Central heated radiator. Double glazed window to the side aspect.

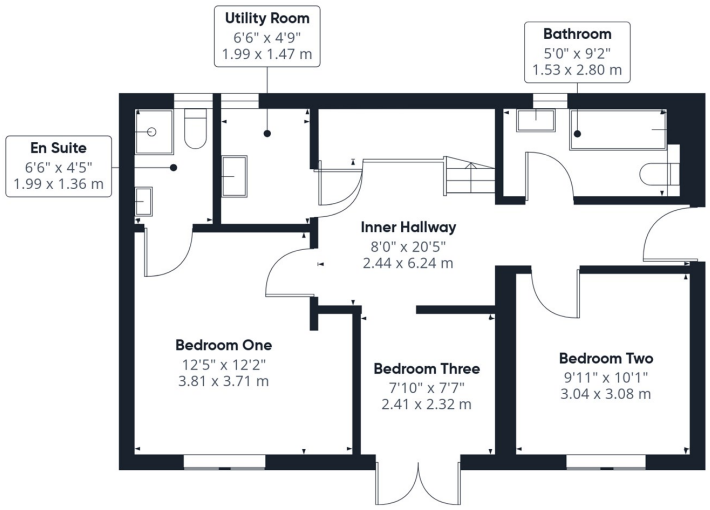
First Floor

Kitchen / Living Area
19'6" x 30'10"
With a range of high and low level kitchen unit with integrated oven, microwave, hob and extractor hood. One and half bowl sink with drainer and chrome tap. Tiled effect flooring. Double glazed window to the side elevation. Open plan living area. Character ceiling beams. Carpeted throughout. Central heated radiators. Double glazed windows to the front, side and rear elevations.

External
Occupying a pleasant position within a small cul-de-sac setting, the property enjoys an attractive stone-built frontage that immediately creates a sense of character and kerb appeal. A generous block-paved driveway provides ample off-street parking for two cars and leads to a detached double garage, offering excellent storage and practical parking solutions. Mature trees and established greenery soften the approach to the property, while the distinctive stone elevations and traditional styling combine to create an impressive first impression.

To the rear, the property benefits from a private enclosed garden offering an excellent opportunity for buyers to create their ideal outdoor space. The garden is mainly laid to lawn with a paved patio area providing the perfect setting for outdoor dining and entertaining during the warmer months. The stone-built rear elevation continues the character of the home, with French doors providing direct access from the property into the garden and allowing plenty of natural light to flow inside. Enclosed boundaries help create a private and secure environment suitable for families, pets and keen gardeners alike.

Double Garage
17'5" x 17'5"
Up and over door. Ideal for parking or storage.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

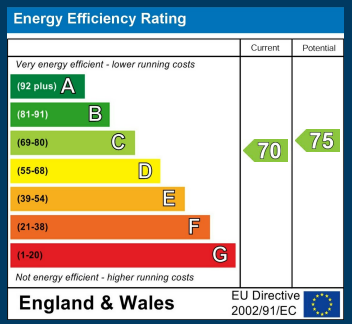
1423 ft²

132.2 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.

GIRAFFE360



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