

enfields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	84
(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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2 Alamo House, Pontefract, West Yorkshire WF8 1BN
 t: 01977 233124 f: e: sales-pontefract@enfields.co.uk www.enfields.co.uk

The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Conveyancer or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.

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Banks Avenue, Pontefract, WF8 4DR Two Bedroom Mid-Terrace **Offers in Excess of £180,000**

Beautifully Presented : Expansive Lounge and Separate Dining Room : Good Sized Kitchen : Double Bedrooms : Modern Four Piece Bathroom : Courtyard Garden with Patio Area : Viewing Highly Recommended : Close to Local Amenities and Schools : Good Rail, Bus and Road Transport Links

PROPERTY DETAILS

Enfields are delighted to offer for sale this two bedroom mid-terraced property situated within a popular residential area of Pontefract.

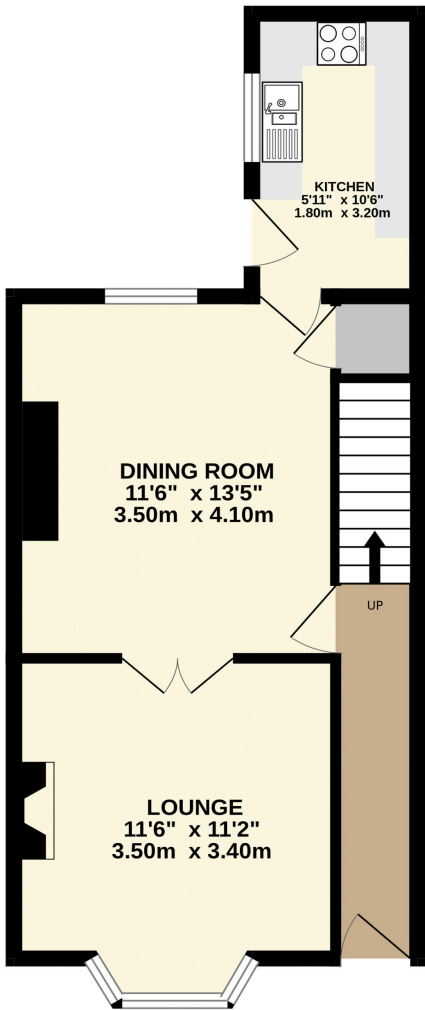
Beautifully presented throughout, this home is located close to a full range of local amenities found within Pontefract and Junction 32 Outlet Village, including shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses and Pontefract Park with its 1300 acres of parkland, lakes and woodland. The property is also within close proximity to good local schooling at both primary and secondary level and is within easy reach of rail and motorway networks.

The property itself comprises to the ground floor; hallway, expansive lounge, dining room and a large kitchen. To the first floor; two double bedrooms and modern four piece house bathroom.

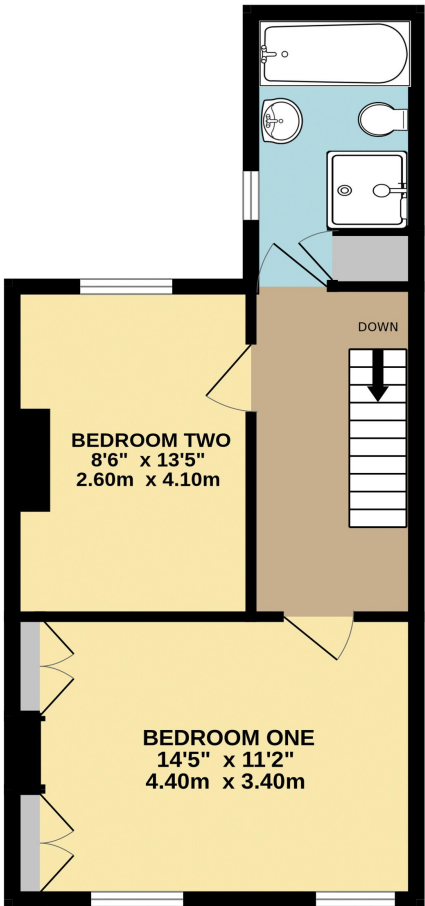
The property further benefits from courtyard style garden with patio/seating area. Due to the size and location an internal viewing is highly recommended to appreciate what this home has to offer. Freehold: Energy Performance Rating D: Council Tax Band A. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hallway

Enter through UPVC door with double glazed opaque window panel to front aspect. Gas central heated radiator, laminate wood effect flooring, period decorative ceiling coving, rose and archway. Window through to lounge, door through to dining room and stairs leading to first floor landing.

Dining Room

13' 5" x 11' 6" (4.09m x 3.50m)

Gas central heated radiator, UPVC double glazed window to rear aspect and picture railing to wall. Double doors leading through to lounge and door leading through to kitchen. Useful understairs storage cupboard.

Lounge

11' 2" x 11' 6" (3.40m x 3.50m)

Feature gas fireplace with Adams style surround with marble back and hearth. Gas central heated radiator. UPVC double glazed bay windows to front aspect. Decorative ceiling coving and rose.

Kitchen

10' 6" x 5' 11" (3.20m x 1.80m)

Matching high and low level storage units with laminate roll edged work surfaces and complimentary tiled splashbacks. Inset one and a half sink and draining board. Integrated four ring gas hob with oven and grill beneath with extractor fan and stainless steel splashback. Space for full size fridge freezer, vinyl wood effect flooring and UPVC double glazed window to side aspect. UPVC door with double glazed opaque window panels leading to rear garden. Space and plumbing for washing machine.

First Floor Landing

Doors leading into other rooms and loft access. Possible extension into loft.

Bedroom One

11' 1" x 14' 5" (3.38m x 4.39m)

UPVC double glazed windows to front aspect, gas central heated radiator and fitted wardrobes.

Bedroom Two

13' 5" x 8' 6" (4.09m x 2.59m)

UPVC double glazed window to rear aspect and gas central heated radiator. Period decorative ceiling rose. Central heating boiler.

House Bathroom

Newly fitted white four piece suite comprising of a low level W/C with soft close mechanism. Hand wash basin mounted over vanity unit with chrome mixer tap. Paneled bath with central chrome mixer tap and handheld showerhead attachment. Walk in electric shower. Vinyl wood effect flooring, tiled walls and chrome wall mounted gas central heated towel rail. UPVC double glazed opaque window to side aspect. Storage cupboard.

Outside

Front of the property has block paved walkway entered through a wrought iron gate leading to front door. Pebbled garden with bushes and shrubs to borders. Brick walling to boundaries. Rear courtyard style garden entered through double wrought iron gates. Comprising of a pebbled seating area, artificial lawn and a timber shed for storage. Outside tap and timber fencing to boundaries.

Property Particulars D1