

**Eastfield Drive, Pontefract WF8 2EZ** 



## Welcome to

# **Eastfield Drive, Pontefract**

Check out this four bedroom semi-detached home. Being extremely spacious and perfectly located in this popular residential area of Pontefract, close by to lots of local amenities and is perfect for the growing family!!













### **Summary**

Offered for sale is this four bedroom extremely spacious semi-detached home. Being perfectly located in this popular residential area of Pontefract. Being close by to lots of local amenities, junior and infant schools and Pontefract New College. This property is perfect for the growing family having spacious rooms throughout. The layout comprises; front entrance porch, hallway, lounge, kitchen/diner and a downstairs WC. To the first floor there are four bedrooms and the modern house bathroom. The exterior has a larger than average private rear garden and a large tarmacadam driveway to the front providing ample off street parking.

### **Entrance Porch**

With a UPVC double glazed front entrance door with side glass panels, laminate flooring and spot lights to the ceiling.

#### **Rear Hall**

With a UPVC rear entrance door, laminate flooring, cupboard housing the combi boiler and a gas central heating radiator.

#### Wc

With a low level flush WC, wash hand basin, laminate flooring, chrome heated towel rail and a UPVC double glazed window to the rear.

### Lounge

12' 5" x 14' 10" ( 3.78m x 4.52m )

With a UPVC double glazed window to the front aspect, electric fire and surround and a gas central heating radiator.

### **Dining Room**

15' 3" x 8' 8" ( 4.65m x 2.64m )

With a gas central heating radiator and wood effect laminate flooring.

#### Kitchen

16' x 9' 10" max ( 4.88m x 3.00m max )

A fitted kitchen consisting of wall and base units with work surfaces over, 6 ring gas hob, electric oven, extractor fan, glass splash back, breakfast bar, a bowl and half stainless steel sink and drainer, integrated fridge freezer, washing machine, dishwasher, laminate flooring and two UPVC double glazed windows to the rear aspect.

### Landing

Loft hatch access, pull down ladder and a shelved storage cupboard.

#### **Bedroom One**

11' 6" x 8' 8" ( 3.51m x 2.64m )

With a UPVC double glazed window to the front aspect, fitted wardrobes and a gas central heating radiator.

### **Bedroom Two**

10' 6" x 9' 3" ( 3.20m x 2.82m )

With a UPVC double glazed window to the rear aspect.

### **Bedroom Three**

6' 6" x 12' 8" ( 1.98m x 3.86m )

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

#### **Bedroom Four**

6' 10" x 7' 5" max ( 2.08m x 2.26m max )

With a UPVC double glazed window to the front aspect, built in floor to ceiling wardrobes and a gas central heating radiator.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower over, mixer taps, walk in shower cubicle, vinyl flooring and a gas central heating radiator.

### Rear Garden

Larger than average garden shed with power and electric, raised pebbled area with panel, lawned garden, paved patio seating area and a timber fencing surround.





### Welcome to

# **Eastfield Drive, Pontefract**

- Four Bedroom Semi-Detached Home
- Two Reception Rooms
- Garage And Driveway
- **Good Family Home**
- **Local Amenities**

Tenure: Freehold EPC Rating: C

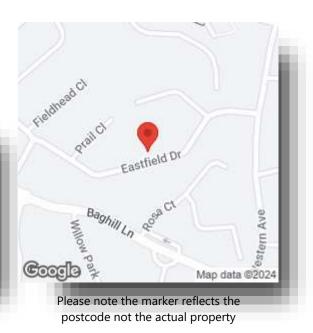
offers over

£260,000









view this property online williamhbrown.co.uk/Property/PON116458



Property Ref: PON116458 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







william h brown

Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRACT, West Yorkshire, WF8 1AT



William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.