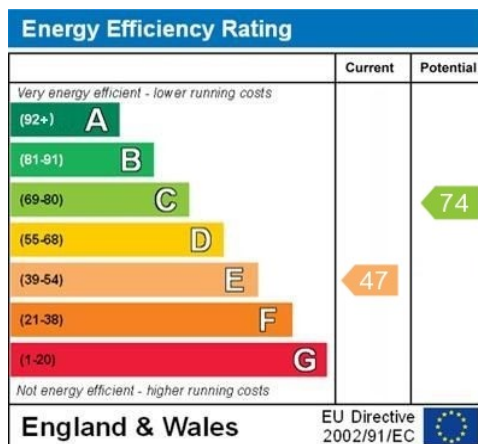


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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily 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 the office and will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road has not been checked by the Agent and the buyer is advised to seek verification from their Legal Representative. Conformation of these draft property particulars is currently awaited from the vendor. therefore, you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.

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Maple Grove, Pontefract WF8 3QW

Four Bedroom Detached Bungalow, **£450,000**

No Onward Chain : Larger Than Average Plot : Good Sized Bedrooms Throughout : Spacious Lounge, Dining Kitchen and Conservatory : Four Piece Family Bathroom and Additional W/C : Mature Gardens to Front and Rear with Patio Seating Area : Large Driveway and Detached Garage for Multiple Vehicles : Close to Local Amenities and Schools : Viewing Highly Recommended to See Potential

PROPERTY DETAILS

Enfields are delighted to offer for sale this expansive four bedroom detached property situated within the highly regarded residential area of Maple Grove.

Occupying a generous plot and providing flexible family living space, this property is located close to a full range of local amenities found within Pontefract town centre 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 as well as comprehensive transport links into Wakefield, Doncaster and Leeds.

The property itself comprises to the ground floor; entrance hallway and side entrance porch, W/C, lounge, dining kitchen, conservatory, four good sized bedrooms and a four piece family bathroom.

The property also has mature and well maintained gardens to front and rear with two paved patio areas ideal for outside entertaining. Multiple off-street parking is also provided by means of a large driveway and detached garage. Available with no onward chain, an internal viewing is highly recommended to appreciate the accommodation and potential this spacious property has to offer. Freehold and Council Tax Band E. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
1482 sq.ft. (137.7 sq.m.) approx.



TOTAL FLOOR AREA: 1482 sq.ft. (137.7 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

Wooden door with opaque window panel to front aspect, UPVC double glazed window to side aspect, gas central heating radiator, useful storage cupboards, loft access and doors leading through to other rooms.

Lounge

17' 5" x 15' 1" (5.3m x 4.6m)

UPVC double glazed windows to front and side aspect, gas central heating radiators, feature electric fireplace with stone surround, stone hearth and back.

W/C

Two piece suite comprising of a low level W/C and hand wash basin mounted over vanity unit with chrome mixer tap, useful built-in storage area, tiling to splash prone areas and tiled effect flooring.

Dining Kitchen

15' 1" x 13' 9" (4.6m x 4.2m)

Matching high and low level storage units with laminate roll-edged work surfaces over, tiled walls to splash prone areas, inset stainless sink with half sink, drainer and chrome mixer tap, four-ringed gas hob with extractor fan over, gas central heating radiator, integrated electric oven and grill, space for fridge freezer, space and plumbing for washing machine, wood effect flooring, UPVC double glazed window to rear aspect, recess spotlighting, door to rear entrance hallway and opening through to dining area. Dining area having wood effect flooring, recess spotlighting, gas central heating radiator, UPVC double glazed window to side aspect and serving hatch through to lounge.

Side Entrance Porch

UPVC door with window panel to side aspect, UPVC double glazed windows to front and side aspect, wood effect flooring, opening through to conservatory and sliding door through to kitchen.

Conservatory

15' 5" x 20' 4" (4.7m x 6.2m)

Wood effect flooring, gas central heating radiator, UPVC double glazed French doors leading to garden and UPVC double glazed windows to front and side aspect.

Bedroom One

10' 6" x 14' 9" (3.2m x 4.5m)

UPVC double glazed window to rear and side aspect, gas central heating radiator and built-in wardrobes.

Bedroom Two

12' 2" x 11' 2" (3.7m x 3.4m)

UPVC double glazed window to side aspect, gas central heating radiator and built-in wardrobes.

Bedroom Three

11' 10" x 10' 2" (3.6m x 3.1m)

UPVC double glazed window to front aspect, gas central heating radiator and built-in wardrobe.

Bedroom Four

6' 7" x 11' 2" (2.0m x 3.4m)

UPVC double glazed window to side aspect, gas central heating radiator, built-in wardrobes with sliding doors and built in dresser.

House Bathroom

8' 2" x 7' 7" (2.5m x 2.3m)

Four piece suite comprising of a low level W/C, pedestal hand wash basin, panelled bath with chrome mixer tap, walk-in mains fed thermostatic controlled shower over, tiled walls to splash prone areas, chrome heated towel rail/radiator, recess spotlighting, UPVC double glazed opaque to rear aspect and tiled effect flooring.

Outside

Front garden is mainly laid to lawn with bushes and shrubs to borders, hedging to boundaries, pedestrian access down the side of the house through a timber gate leading to a private rear garden. Rear garden is mainly laid to lawn with bushes, trees and shrubs to borders, hedging to boundaries, two stone patio seating areas, outside tap and a timber shed. Multiple off-street parking is provided by a large driveway leading to a garage with an up and over door, UPVC double opaque window, power and lighting.

Property Particulars: D1