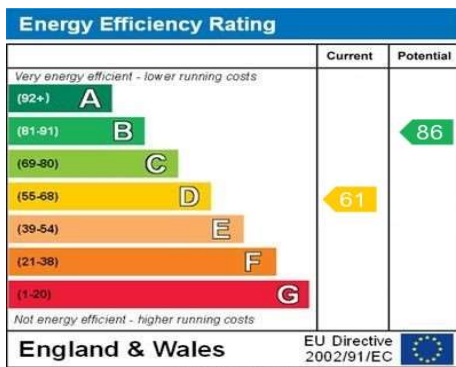


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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily 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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Downland Crescent, Knottingley, WF11 0EH

Three Bedroom Semi-Detached
Offers in Excess of £170,000

In Need of Full Modernisation : No Onward Chain : Lounge, Conservatory and Dining Kitchen : Good Sized Bedrooms Throughout : Gardens to Front and Rear : Expansive Driveway and Double Garage : Potential to Extend (Subject to Planning) : Close to Local Amenities : Sought After Area and Close to Open Countryside



PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive three bedroom, semi-detached bungalow situated within a popular residential area of Knottingley.

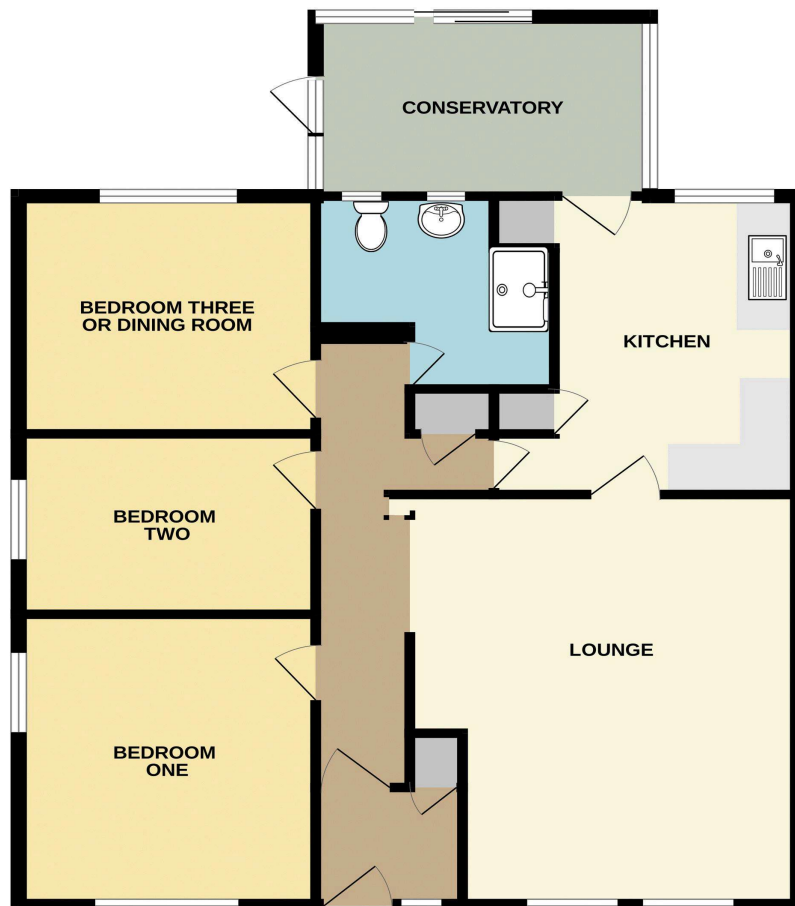
This good sized property is located close to a full range of local amenities found within Knottingley and Pontefract town centres, including shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, local golf courses, parkland, canals and woodland. The property is also within close proximity to good local schooling at primary, secondary and tertiary levels. With comprehensive transport links into Wakefield, Doncaster and Leeds the location of this property makes it an ideal position for easy access to all the local amenities on offer.

The property briefly comprises; entrance porch, generous sized lounge, dining kitchen, conservatory, two double bedrooms, single bedroom and a shower room.

Located on a good sized corner plot the property benefits from having generous gardens to the front and rear including a sunny positioned seating area. There is also multiple off street parking provided by a large driveway and detached double garage. Available with no onward chain an internal viewing is highly recommended. For further details and information please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
920 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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 Porch

UPVC door and opaque glazed window to front aspect, door housing gas/electric meter and door leading through to lounge.

Lounge

17' 1" x 14' 1" (5.2m x 4.3m)

Two UPVC double glazed window to front aspect, gas fire mounted on marble hearth with stone surround and two double central heating radiators.

Kitchen

12' 6" x 10' 10" (3.8m x 3.3m)

Matching high and low level storage units with marble effect roll edged work surfaces and complimentary tiled upstands, inset stainless sink with half sink, drainer, space cooker, fridge freezer and washing machine, two built-in storage cupboards, tiled flooring throughout, double central heating radiator, UPVC double glazed window to rear aspect and UPVC door with opaque glazing leading through to conservatory.

Conservatory

11' 6" x 7' 3" (3.5m x 2.2m)

Tiled flooring through, double central heating radiator, door and sliding patio doors leading to rear garden, UPVC double glazed windows to rear and side aspect.

Bedroom One

12' 2" x 10' 10" (3.7m x 3.3m)

UPVC double glazed window to front and side aspect and double central heating radiator.

Bedroom Two

7' 7" x 10' 10" (2.3m x 3.3m)

UPVC double glazed window to rear aspect and gas central heating radiator.

Bedroom Three or Dining Room

9' 10" x 10' 10" (3.0m x 3.3m)

A good size room having UPVC double glazed window to side aspect.

House Bathroom

7' 10" x 7' 7" (2.4m x 2.3m)

White three piece suite comprising of a low level W/C, hand wash basin mounted over vanity unit, walk-in electric shower, tiled walls to splash prone areas, two UPVC double glazed opaque window to rear aspect and tiled flooring throughout.

Outside

Front garden is mainly laid to lawn with raised borders incorporating mature shrubs and a brick wall to boundaries. Rear garden is in a sunny position with a raised decking/seating area, block paved patio area, raised borders incorporating mature shrubs and bushes, timber constructed gazebo providing shade to patio area, water supply. Multiple off-street parking is provided by an expansive block paved driveway providing turning space, leading to a timber storage shed, a double garage with power, lighting and an up and over door.

Property Particulars: D1