

enfields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(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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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 we 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. Confirmation 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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High Street, Normanton, WF6 1NW Four Bedroom Double Fronted Terrace **Offers in Excess of £195,000**

- No Onward Chain : Good Sized Lounge and Dining Room**
- : Open Plan Breakfast Kitchen : Separate Outdoor Utility Room/Storage**
- : Good Sized Bedrooms Throughout : Four Piece House Bathroom**
- : Expansive Garden with Two Separate Patios and Storage Shed**
- : Close to Local Amenities and Public Transport**
- : Viewing A Must to Fully Appreciate**

PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive mid terrace property situated within the popular residential area of Normanton.

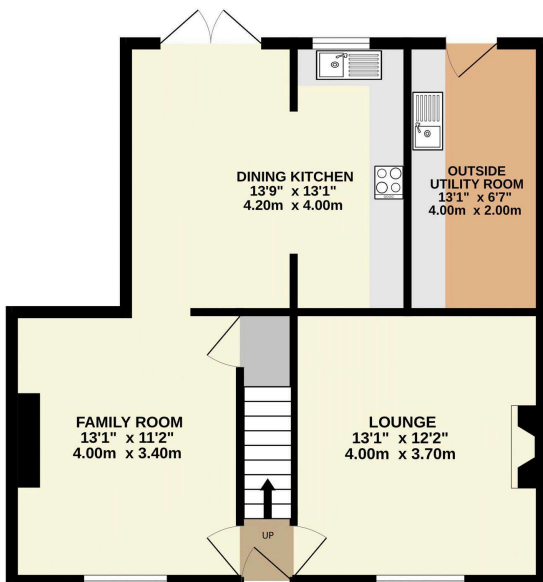
Well presented, this family home is located close to a full range of local amenities found within Normanton, Pontefract town centre and Junction 32 Shopping Outlet, all of which have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, local golf courses, 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 accommodation briefly comprises; to the ground floor, entrance hallway, lounge, family room, dining area, kitchen and utility room. To the first floor; three double bedrooms, single bedroom and a four piece house bathroom.

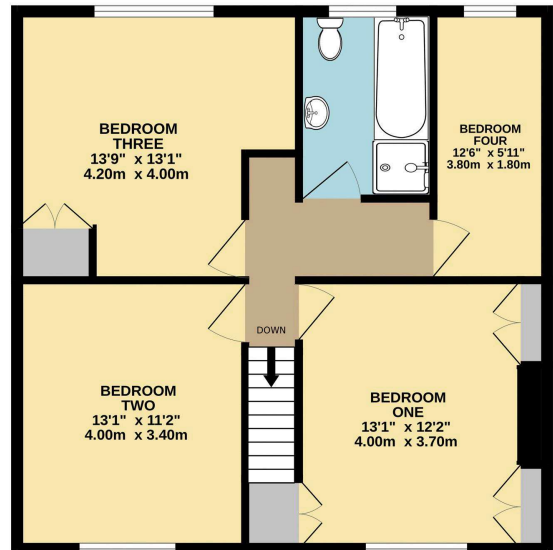
The property further benefits from having double glazing throughout, gas central heating and an expansive rear garden with two separate patios that are ideal for outside entertaining. Freehold: Council Tax Band B. Available with no onward chain an internal viewing is highly recommended and for further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA: 1271 sq.ft. (118.1 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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Reception Hallway

Composite door with opaque glazing to front aspect, period style mosaic tiling to floor and stairs leading to first floor landing.

Lounge

13' 1" x 12' 2" (4.0m x 3.7m)

UPVC double glazed window to front aspect, laminate flooring throughout, coal effect gas fire with a timber 'Adam style' surround, a marble hearth and back and a gas central heating radiator.

Family Room

13' 1" x 11' 2" (4.0m x 3.4m)

Oak effect flooring throughout, useful understairs storage cupboard, gas central heating radiator and UPVC double glazed window to front aspect.

Kitchen

13' 1" x 5' 7" (4.0m x 1.7m)

Dining Area having contemporary style double central heating radiator, laminate flooring throughout, opening leading through to kitchen and UPVC double glazed French doors giving direct access to rear garden and patio. Kitchen having matching high and low level storage units with marble effect roll edged work surfaces and complimentary tiled splash backs, inset stainless steel sink with chrome mixer tap, integrated four-ringed gas hob with oven beneath and extractor fan over, integrated fridge and dishwasher, laminate flooring throughout and UPVC double glazed window to rear aspect.

Outdoor Utility Room

13' 1" x 6' 7" (4.0m x 2.0m)

Accessed from the outside of the property, a good sized room having high and low level storage units with roll edged work surfaces, inset stainless steel sink with marble effect splash back, space and plumbing for washing machine and fridge freezer, tiled flooring throughout and wall mounted combination gas fired boiler.

Bedroom One

13' 9" x 12' 2" (4.2m x 3.7m)

UPVC double glazed window to front aspect, laminate flooring throughout, three separate built-in wardrobes and gas central heating radiator.

Bedroom Two

13' 1" x 11' 2" (4.0m x 3.4m)

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

Bedroom Three

13' 1" x 13' 9" (4.0m x 4.2m)

UPVC double glazed window to rear aspect, laminate flooring throughout, built-in storage cupboards and gas central heating radiator.

Bedroom Four

12' 6" x 5' 11" (3.8m x 1.8m)

UPVC double glazed window to rear aspect, laminate flooring throughout and gas central heating radiator.

House Bathroom

9' 2" x 6' 7" (2.8m x 2.0m)

White four piece suite comprising of a low level W/C, a wall-mounted hand wash basin, a double ended pannelled bath with central chrome mixer tap and a walk-in thermostatic controlled shower, tiled walls and flooring throughout and a 'cast iron style' central heating radiator.

Outside

Rear garden is of a good size which is mainly laid to lawn with raised borders incorporating mature shrubs and bushes, a full width stone patio to the rear of the property, as well as a block paved patio/decking area with a timber gazebo ideal for outside entertainment, in addition there is a brick built rendered shed for storage and timber fencing to boundaries.

Property Particulars: D1