

# enfields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM

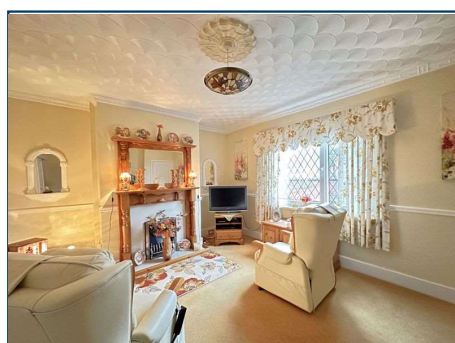
# enfields

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 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.



# enfields



Weeland Road, Knottingley, WF11 8AQ  
Three Bedroom Semi-Detached, **£170,000**

**Well Presented Throughout : Larger Than Expected : Expansive Plot and Garden : Dining Kitchen : Good Sized Lounge : Double Bedrooms Throughout : Sunny Positioned Patio to Garden : Close to Local Amenities and Transport Links : Viewing A Must to Fully Appreciate Size of Plot and Property**

## PROPERTY DETAILS

Enfields are delighted to offer for sale this three bedroom semi-detached property situated within the popular residential area of Knottingley.

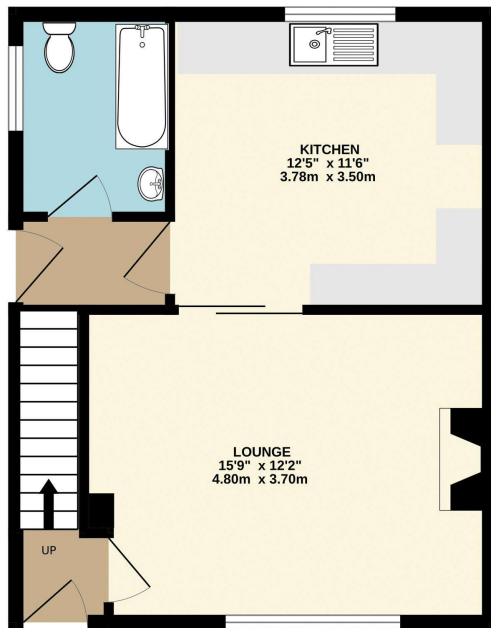
Well-presented throughout, this family home is located close to a full range of local amenities found within Knottingley, Pontefract town centre and Junction 32 Outlet Village, all of which include shops, cafes, post office, restaurants and supermarkets. Easy access is also available to recreational facilities such as Escape Castleford, leisure centres, local golf courses, open countryside, parkland 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, good sized lounge, bathroom, side entrance and dining kitchen with ample storage. To the first floor; three double bedrooms.

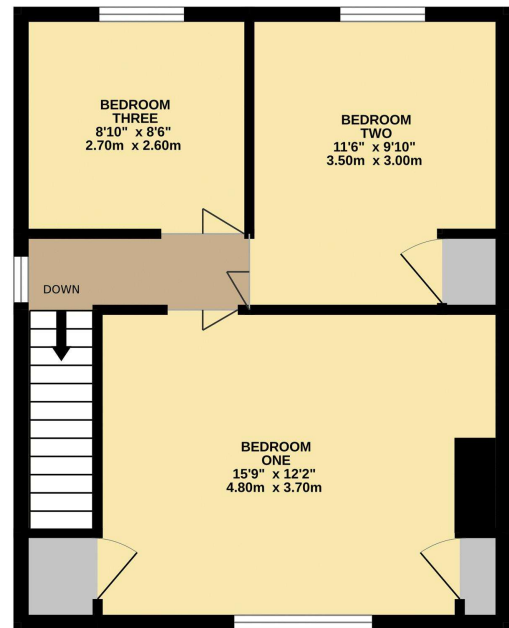
The property further benefits from having a large patio to the front and an expansive garden to the rear. A viewing is highly recommended to appreciate what this family home has to offer. Freehold: Freehold: Council Tax Band A. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS

GROUND FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 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.  
Made with Metropix ©2023



### Entrance Hallway

2' 11" x 3' 7" (0.9m x 1.1m)

Composite door with opaque window panel to front aspect, gas central heating radiator, stairs leading to first floor landing and doors leading through to lounge.

### Lounge

12' 2" x 15' 9" (3.7m x 4.8m)

UPVC double glazed window to front aspect, feature electric fireplace with 'Adam style' surround and a marble hearth and back, decorative picture railing, coving and ceiling rose and sliding door leading through to kitchen.

### Kitchen

11' 6" x 12' 6" (3.5m x 3.8m)

Matching high and low level storage units with roll edged work surfaces over, matching splash backs over, gas central heating radiator, inset stainless steel sink with drainer and chrome mixer tap, space for oven, space and plumbing for washing machine, UPVC double glazed window to rear aspect, space for full size fridge freezer and door leading through to side entrance hallway.

### Side Entrance Hallway

2' 11" x 5' 11" (0.9m x 1.8m)

Composite door with opaque window panel to side aspect and door leading through to kitchen and bathroom.

### House Bathroom

7' 10" x 5' 11" (2.4m x 1.8m)

Three piece suite comprising of a low level W/C, a hand wash basin mounted over vanity and a bath chrome mixer tap and showerhead attachment, tiled walls throughout, gas central heating radiator, UPVC double glazed opaque window to side aspect and wood effect flooring.

### First Floor Landing

2' 7" x 9' 2" (0.8m x 2.8m)

Loft access, UPVC double glazed window to side aspect and doors leading to other rooms.

### Bedroom One

12' 2" x 15' 9" (3.7m x 4.8m)

UPVC double glazed window to front aspect, decorative ceiling rose, built-in storage cupboards and gas central heating radiator.

### Bedroom Two

11' 6" x 9' 10" (3.5m x 3.0m)

UPVC double glazed window to rear aspect, decorative ceiling rose, built-in storage cupboards and gas central heating radiator.

### Bedroom Three

8' 6" x 8' 10" (2.6m x 2.7m)

UPVC double glazed window to rear aspect, decorative ceiling rose and gas central heating radiator.

### Outside

Front of the property has a stone patio area with decorative pebbles to borders, brick walling to boundaries and a stone walkway leading to front door via a wrought iron gate. Rear garden accessed via a stone walkway. Rear garden being very large and is mainly laid to lawn with a stone patio area, decorative palm trees, brick walling to boundaries and a timber shed for storage.

### Property Details: D1