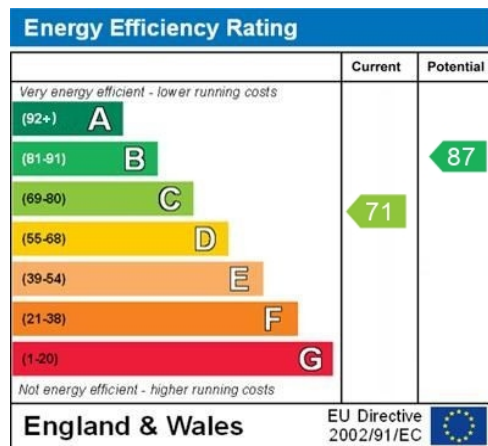


enfields



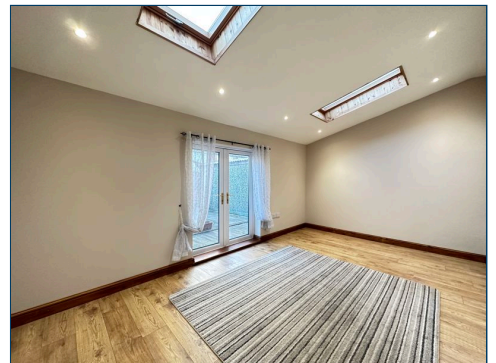
enfields

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. 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.

enfields



Myson Avenue, Pontefract, WF8 2PL Three Bedroom Semi-Detached, **£180,000**

**No Onward Chain and Extended : Downstairs W/C : Lounge and Family Room :
Open Plan Dining Kitchen : Good Sized Bedrooms Throughout : Four Piece
Family Bathroom : Sunny Positioned Rear Garden : Double Driveway and
Detached Garage : Close to Local Amenities and Schools**

PROPERTY DETAILS

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

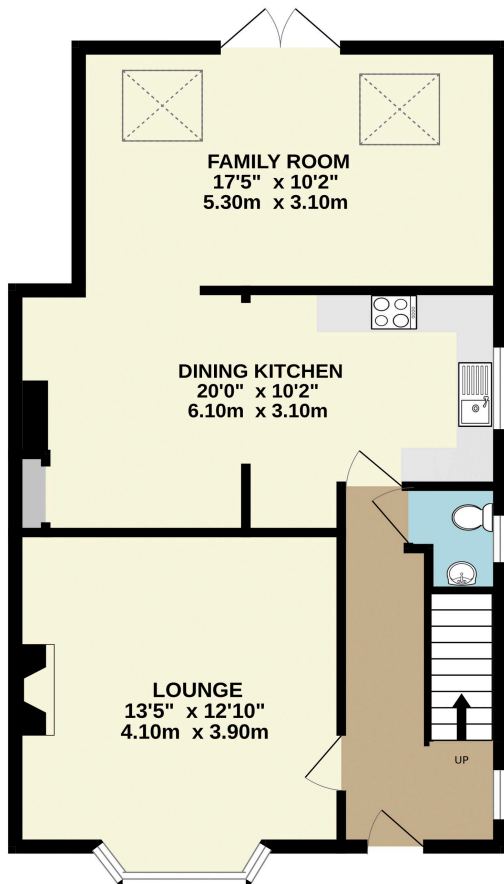
Well presented throughout, this family home is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village, including shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, 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 accommodation briefly comprises to the ground floor; reception hallway, downstairs w/c, lounge, open plan dining kitchen and family room. To the first floor; two double bedrooms, good sized single bedroom and four piece family bathroom.

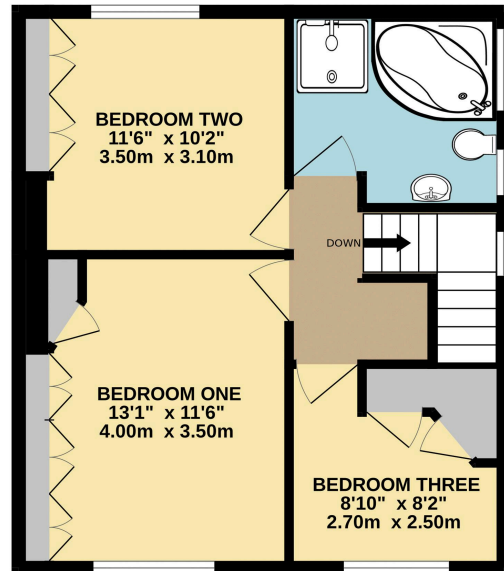
The property further benefits from having a sunny positioned gardens to the rear and multiple off-street parking is provided by means of a double driveway and detached garage. Available with no onward chain and to fully appreciate what the property has to offer an internal viewing is highly recommended. Freehold: Council Tax Band B. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR



1ST FLOOR



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 ©2024

Entrance Hallway

15' 5" x 6' 11" (4.7m x 2.1m)

Enter through UPVC door with opaque window panels to front aspect, gas central heating radiators, UPVC double glazed window to side aspect, decorative half wall panelling, stairs with solid oak spindled balustrade leading to first floor landing, decorative coving to ceilings and doors leading through to other rooms.

Downstairs W/C

2' 7" x 3' 7" (0.8m x 1.1m)

Two piece suit comprising of a low level W/C and a combination handwash basin with a chrome mixer tap.

Lounge

13' 5" x 12' 10" (4.1m x 3.9m)

Gas central heating radiator, decorative ceiling rose, UPVC double glazed bay windows to front aspect and an unused feature fireplace with a marble hearth and an 'Adam' style wooded surround.

Dining Kitchen

10' 2" x 20' 0" (3.1m x 6.1m)

Matching gloss high and low level storage units with oak rolled edge work surfaces over, complimentary tiled walls to splash prone areas, inset stainless steel sink with drainer and chrome mixer tap, integrated four-ringed gas hob with extractor fan over, oven and grill beneath, built-in storage area, decorative ceiling coving, solid oak flooring, space and plumbing for dishwasher, UPVC double glazed window to side aspect and opening through to dining area. Dining area having solid oak flooring, decorative ceiling coving and a decorative ceiling rose, built-in storage and opening through to family room.

Family Room

10' 2" x 17' 5" (3.1m x 5.3m)

Solid oak flooring throughout, UPVC double glazed French doors leading through to rear garden, recess spotlighting and two skylight windows.

First Floor Landing

Decorative half wall panelling, UPVC double glazed window to side aspect, decorative coving, loft access and doors leading to other rooms.

Bedroom One

13' 1" x 11' 6" (4.0m x 3.5m)

UPVC double glazed windows to front aspect, gas central heating radiator, built-in wardrobes and storage.

Bedroom Two

10' 2" x 11' 6" (3.1m x 3.5m)

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

Bedroom Three

8' 10" x 8' 2" (2.7m x 2.5m)

UPVC double glazed windows to front aspect, recess spotlighting, gas central heating radiator, built-in wardrobes and storage.

House Bathroom

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

Four piece suite comprising of a low level W/C, pedestal hand wash basin with chrome taps, a corner panelled bath with chrome taps, a walk-in electric shower with splash proof walls, recess spotlighting, wall-mounted chrome heated towel rail, UPVC double glazed opaque windows to side aspect and wood effect flooring throughout.

Outside

Front of the property has with decorative pebbled borders incorporating mature bushes and shrubs, brick walling and wrought iron fencing to front boundaries, timber fencing to side boundaries, a covered porch and an outside tap. Rear garden being laid with decking ideal for seating and entertainment, mature bushes and shrubs to borders, timber fencing to boundaries and a UPVC door giving access to garage. Multiple off-street parking is provided by a block paved tandem driveway leading to carport and a detached garage, with an up and over door, power and lighting.

Property Details: D1