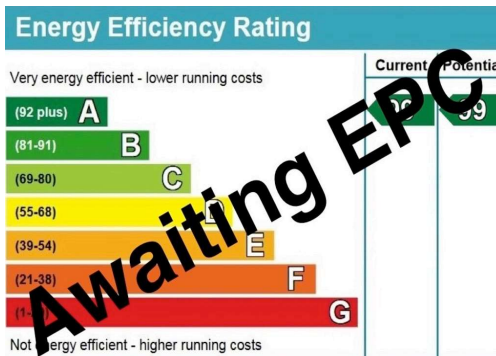


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2 Alamo House, Pontefract, West Yorkshire WF8 1BN  
 t: 01977 233124 f: e: sales-pontefract@enfields.co.uk www.enfields.co.uk

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.

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Pontefract Road, Featherstone, WF7 5AJ  
Three Bedroom Semi-Detached, **£274,995**

**New Build Home Ready 2024 : Incentives Available (Subject to Terms and Conditions) : 10 Year NHBC Warranty : Modern Open Plan Dining Kitchen : Double Bedrooms Throughout : Master En-Suite and Modern Family Bathroom : Driveway with Integral Garage and Electric Charging Point : Close to Local Amenities and Public Transport : Viewing A Must to Fully Appreciate**

## PROPERTY DETAILS

Enfields are delighted to offer for sale 'Dartmouth', an impressive and beautifully presented, brand new semi-detached home with high quality finish throughout, situated within a highly regarded residential area of Purston Jaglin.

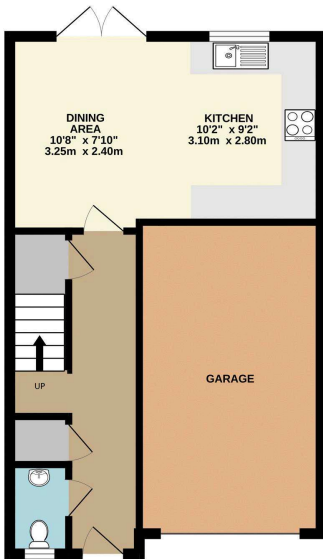
Well-proportioned and modern throughout, this home is close to a full range of local amenities found within Purston Jaglin, Pontefract town centre and Junction 32 Outlet Village including shops, supermarkets, post office, banks, cafes and restaurants. Easy access is also available to recreational facilities such as local sports centre and swimming baths, Xscape Castleford, local golf courses, parkland, lakes and woodland. There is close proximity to good local schooling at both primary and secondary level. The property is also close to extensive transport links into Wakefield and Leeds. Furthermore the property is close to the M1, A1 and M62 links.

The property itself comprises to the ground floor; reception hallway with two built-in storage cupboards, downstairs W/C and dining kitchen with fitted appliances and French doors to the rear. To the first floor; spacious lounge and master bedroom with modern en-suite. To the second floor; two double bedrooms and a modern house bathroom.

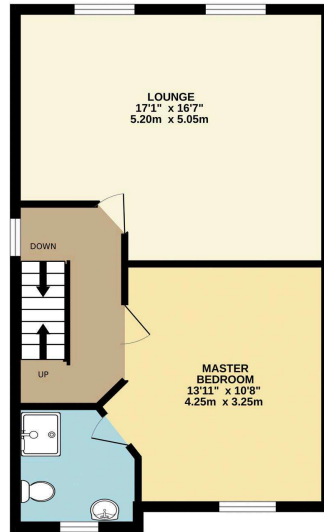
The property further benefits from having a low maintenance, good sized turfed garden to the rear and outdoor lighting. Multiple off-street parking is also provided by means of a driveway and an integral single garage with electric car charger. Freehold. Council Tax Band TBC. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS

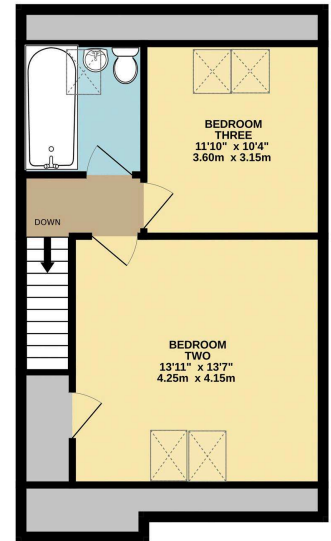
GROUND FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



2ND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 1412 sq.ft. (131.2 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 ©2024

### Entrance Hallway

Door to front aspect, two useful storage cupboards, doors leading through to other rooms and stairs to first floor landing.

### Downstairs W/C

A two piece suite comprising of a low level W/C and hand wash basin, double glazed window to front aspect.

### Dining Kitchen

*17' 1" x 10' 8" (5.2m x 3.25m)*

A range of modern storage units, inset sink and drainer with mixer tap, contemporary designs and colours to choose from, integrated Zanussi oven, gas hob and stainless steel extractor fan over, integrated dishwasher and fridge freezer, double glazed French doors leading directly out to rear garden.

### First Floor Landing

Double glazed window to side aspect, doors leading into other rooms and stairs leading to second floor.

### Master Bedroom

*13' 11" x 10' 8" (4.25m x 3.25m)*

Double glazed window to front aspect and a door leading through to en-suite.

### En-Suite

*6' 7" x 6' 7" (2m x 2m)*

Three piece suite comprising of a low level W/C, hand wash basin and a walk-in shower. A choice of wall tiles and a heated towel radiator available.

### Lounge

*17' 1" x 16' 7" (5.20m x 5.05m)*

A large reception space with two double glazed windows to rear aspect.

### Second Floor Landing

Doors leading into other rooms.

### Bedroom Two

*13' 11" x 13' 7" (4.25m x 4.15m)*

Velux windows to front aspect and useful storage cupboard.

### Bedroom Three

*11' 10" x 10' 4" (3.6m x 3.15m)*

A third double bedroom having Velux windows to rear aspect.

### House Bathroom

*6' 5" x 6' 3" (1.95m x 1.90m)*

Modern three piece suite comprising of a low level W/C, hand wash basin and bath, Velux windows to rear aspect. A choice of wall tiles and Ideal Standard sanitaryware available.

### Outside

Rear garden which is mainly laid to lawn with timber fencing to boundaries, intruder alarm and outside lighting. Multiple off-street parking is provided by a driveway, leading to an integral garage. Alongside this there is an electric car charging point.

### Property Details: D1