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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
<small>www.epc4u.com</small>		

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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. 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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Darcy Close, Pontefract, WF8 4GD

Three Bedroom Semi-Detached, **£280,000**

Excellent Family Home : Sought After Location : Double Bedrooms Throughout : En-Suite and Modern House Bathroom : Modern Kitchen and Family/Dining Room with Bi-Folding Doors : Spacious Lounge : Landscaped Garden to the Rear : Driveway to the Front : Viewings Highly Recommended



PROPERTY DETAILS

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

Well-presented and larger than average, this family home is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village both 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 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, entrance hallway, downstairs W/C and open plan kitchen and family/dining room. To the first floor; lounge and bedroom one with en-suite. To the second floor; two double bedrooms and modern house bathroom.

The property further benefits from having a secure and enclosed rear garden with a separate patio area that is ideal for outside entertaining. Off-street parking is provided by means of a double driveway to the front. Located within a sought after area, an internal viewing is highly recommended to appreciate what this home has to offer. Freehold: Energy Performance Rating B: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



TOTAL FLOOR AREA : 1216 sq.ft. (112.9 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 Hallway

Composite door and UPVC double glazed opaque window to front aspect, gas central heated radiator, laminate wood effect half flooring, stairs leading to first floor landing and door leading through to family/dining room.

Family/Dining Room

16' 9" x 9' 6" (5.1m x 2.9m)

Open plan space having gas central heated radiator, doors leading into utility and downstairs W/C, Hive heating control, UPVC double glazed bi-folding door to rear aspect giving direct access to rear patio, laminate wood effect flooring throughout and opening through into kitchen.

Kitchen

13' 1" x 9' 6" (4m x 2.9m)

Matching high and low level storage units with marble effect work surfaces and splash backs over, tiled walls to splash prone areas, inset stainless steel sink with half sink, drainer and chrome mixer tap, range of integrated appliances including dishwasher, full size fridge-freezer, double oven and grill, four-ringed gas hob with splash back and extractor fan over, laminate wood effect flooring, recess spotlighting and UPVC double glazed bay window to front aspect.

Downstairs W/C

Two piece suite comprising of a low level WC with soft closing mechanism and wall-mounted hand wash basin with chrome mixer tap, gas central heated radiator, high gloss tiles to full walls, UPVC double glazed opaque window to rear aspect, recess spot lighting and laminate wood effect flooring.

Utility Room

Marble effect work surface, space and plumbing for washing machine and tumble dryer, laminate wood effect flooring.

First Floor Landing

UPVC double glazed window to front aspect, gas central heated radiator, stairs leading to second floor landing and doors leading into other rooms.

Bedroom One

12' 2" x 9' 6" (3.7m x 2.9m)

UPVC double glazed window to rear aspect, gas central heated radiator, built-in wardrobe with mirrored sliding doors.

En- Suite

Three piece suite comprising of a low level W/C, hand wash basin mounted over vanity unit with chrome mixer tap, walk-in mains fed thermostatic controlled shower with digital controls, high gloss tiled walls to splash prone areas, built-in cupboard, chrome heated towel rail/radiator, recess spot lighting and UPVC double glazed opaque window to rear aspect.

Lounge

14' 5" x 10' 2" (4.4m x 3.1m)

UPVC double glazed bay window to front aspect and gas central heated radiator.

Second Floor landing

Gas central heated radiator, loft access, doors leading to other rooms and useful storage cupboard housing the boiler.

Bedroom Two

11' 2" x 13' 5" (3.4m x 4.1m)

UPVC double glazed window to front aspect, gas central heating radiator and space for wardrobes

Bedroom Three

12' 2" x 9' 6" (3.7m x 2.9m)

UPVC double glazed window to rear aspect, gas central heating radiator and built-in wardrobes with mirrored sliding doors.

House Bathroom

5' 7" x 7' 7" (1.7m x 2.3m)

Three piece suite comprising of a low level W/C, hand wash basin mounted over vanity unit with chrome mixer tap, panelled bath with mains fed thermostatic controlled shower over and shower head attachment, high gloss tiled walls to splash prone areas, chrome heated towel rail/radiator, recess spot lighting, UPVC double glazed opaque window to rear aspect and tiled flooring.

Outside

Front of the property having a stone walkway leading to front door, decorative pebbled area and pedestrian access down the side of the property through a timber gate. Rear garden is mainly laid to lawn with a stone patio area, useful timber storage shed, water tap, bushes and shrubs to borders and timber fencing to boundaries. Multiple off-street parking is provided by a double tarmac driveway.

Property Particulars:D1