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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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 Conveyancer 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 this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.

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Willow Park, Pontefract, WF8 2SX

Three Bedroom End Terrace, **£125,000**

No Onward Chain : Expansive Corner Position Plot : Potential To Extend (Subject to Planning) : Good Sized Rooms Throughout : In Need of Full Modernisation : Part Central Heating System (Downstairs Only) : Gardens to Front, Side and Rear : Large Driveway and Detached Garage : Close to Local Amenities and Schools

PROPERTY DETAILS

Enfields are delighted to offer for sale this three bedroom end terrace property located within a sought after area of Pontefract.

This property is located close to a full range of local amenities found within Pontefract and Junction 32 Outlet Village including shops, supermarkets, 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.

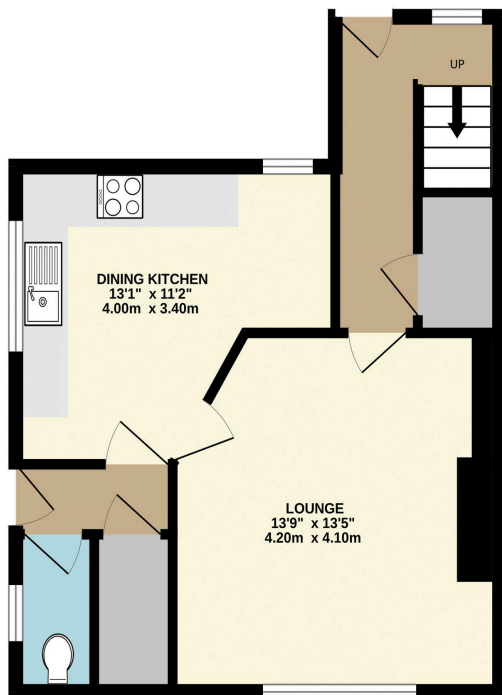
The property itself comprises to the ground floor; reception hallway, downstairs w/c, storage cupboard, good sized dining kitchen, lounge and rear entrance hallway. To the first floor; two double bedrooms, good sized single bedroom and house shower room.

Located on a corner plot the property also benefits from having sunny positioned gardens to the front, side and rear. Multiple off street parking is provided by means of driveway leading onto a detached garage.

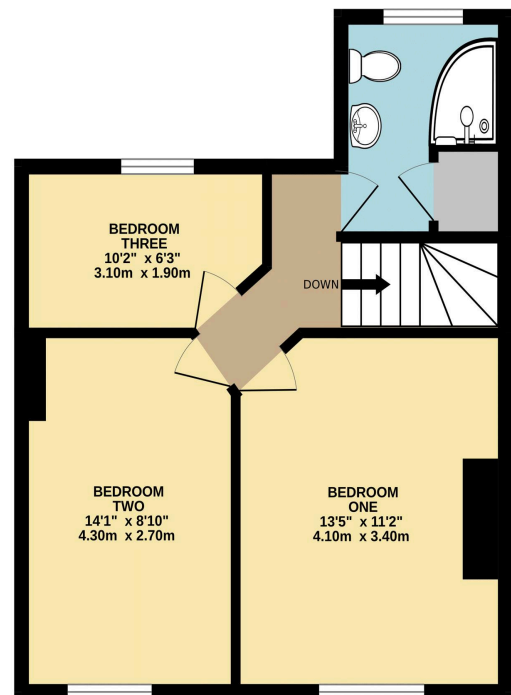
Available with no onward chain the property is in need of full modernisation including central heating to the first floor. There is also potential to extend the property (subject to planning) therefore an extensive viewing is highly recommended to appreciate the accommodation and potential this property has to offer. Freehold: Council Tax Band A. 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.
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Side Entrance Hallway

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

UPVC door to side aspect, useful storage cupboard housing gas fired combination boiler and access to downstairs WC.

Dining Kitchen

11' 2" x 13' 1" (3.4m x 4m)

A good sized kitchen in need of modernisation having matching high and low level storage units with roll edged work surfaces over, tiled walls to splash prone areas, inset stainless steel sink with drainer, space for cooker, space and plumbing for washing machine and fridge freezer, UPVC double glazed windows to side and rear aspect.

Lounge

13' 9" x 13' 5" (4.2m x 4.1m)

UPVC double glazed window to front aspect, wall-mounted gas fire which requires replacement however provides access to chimney and gas central heating radiator.

Rear Hallway

11' 6" x 6' 7" (3.5m x 2m)

UPVC double glazed door and window to rear aspect, gas central heating radiator, under stairs storage cupboard and stairs leading to first floor.

Bedroom One

14' 1" x 11' 2" (4.3m x 3.4m)

A good sized bedroom having UPVC double glazed window to front aspect.

Bedroom Two

14' 1" x 8' 10" (4.3m x 2.7m)

A double bedroom having UPVC double glazed window to front aspect.

Bedroom Three

6' 3" x 10' 2" (1.9m x 3.1m)

A good sized single bedroom having UPVC double glazed window to rear aspect.

House Bathroom

8' 2" x 6' 3" (2.5m x 1.9m)

A white three piece suite in need of full modernisation comprising of a low level W/C, a hand wash basin and a walk-in mains fed thermostatic controlled shower, part tiled walls and flooring, built-in storage, UPVC double glazed opaque window to rear aspect.

Outside

The property sits on a good sized corner plot having gardens to front, side and rear. Gardens are mainly laid to lawn with dwarf brick walls and timber fencing to boundaries. Multiple off-street parking is provided by an expansive driveway leading to detached garage (which is likely to need replacing).

Property Details: D1