

# enfields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	55	
(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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Mayors Walk, Pontefract, WF8 2RP

Three Bedroom Detached

**Offers in Excess of £475,000**

- Beautifully Presented Throughout : Spacious Lounge and Separate Dining Room : Modern Breakfast Kitchen : Double Bedrooms Throughout**
- : Modern Bathroom Including En-Suite to Guest Bedroom**
- : En-Suite and Dressing Area to Master Bedroom**
- : Expansive Private Gardens with Raised Patio, Gazebo and Summer House**
- : Electric Gates, Driveway, Car Port and Garage with Workshop**
- : Much Sought After Location and Close to Amenities**

## PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive and expansive, three bedroom, detached property situated on the much sought after residential area of Mayors Walk.

Beautifully presented throughout, this family home is close to a full range of local amenities found within Pontefract including shops, supermarkets, post office, banks, 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 as well as the highly popular Valley Gardens. There is also a close proximity to good local schooling at both primary and secondary level. Ideal for commuting the property is also close to comprehensive transport links into Wakefield, Doncaster and Leeds.

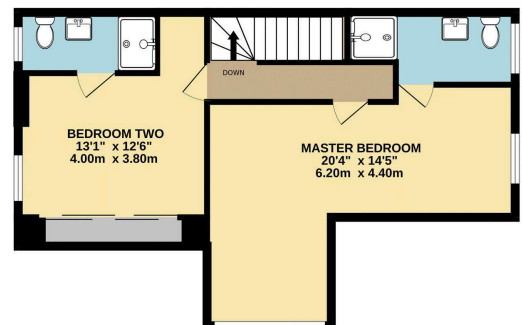
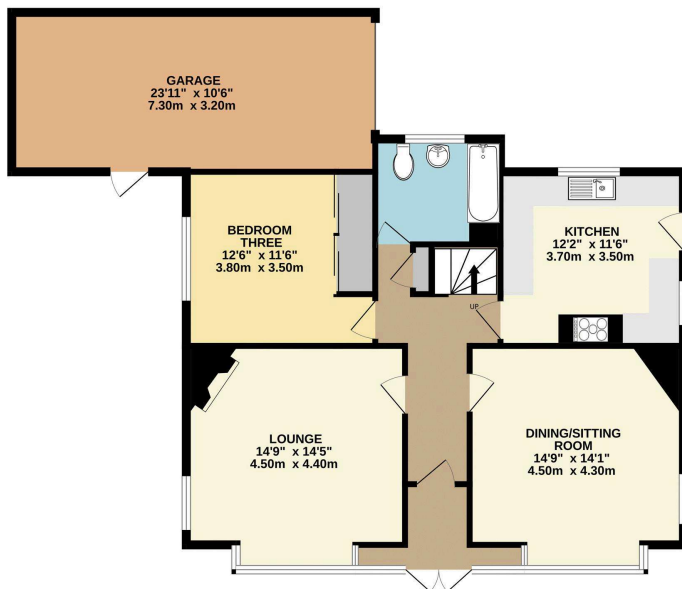
The property is deceptively spacious and comprises to the ground floor; reception hallway, good sized lounge, separate dining room, breakfast kitchen, double bedroom and modern house bathroom. To the first floor there is a master bedroom that includes a dressing area and modern en-suite together with third double bedroom which includes another modern en-suite.

The property further benefits from an expansive and private rear garden which features an expansive lawn, patio with gazebo/BBQ area that is ideal for outside entertaining, timber constructed summer house, pond and allotment area. Accessed via electric gates multiple off street parking is provided by means of a double driveway, carport and garage with workshop. Having had an extensive modernisation and improvement plan, an internal viewing is highly recommended to appreciate the quality and accommodation this property has to offer. Freehold: Council Tax Band E. 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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## Vestibule

UPVC double glazed windows and French doors to front aspect, luxury tiling throughout, timber door with glazing leading through to hallway.

## Hallway

Luxury timber effect tiling throughout, double central heating radiator, useful under stair storage cupboard, stairs leading to first floor.

## Lounge 14' 5" x 14' 9" (4.4m x 4.5m)

Multi fuel cast iron stove mounted on a tiled hearth with a timber 'Inglenook Style' mantle, wall-mounted TV point, luxury timber effect tiling throughout, double central heating radiator, UPVC double glazed window to side aspect and UPVC double glazed bay window providing views over rear garden.

## Dining/Sitting Room 14' 1" x 14' 9" (4.3m x 4.5m)

Wall-mounted TV point, luxury timber effect tiling throughout, fitted picture rail, double central heating radiator, UPVC double glazed window to side aspect and UPVC double glazed bay window looking directly out over rear garden.

## Kitchen 11' 6" x 12' 2" (3.5m x 3.7m)

Matching high and low level 'Shaker Style' storage units with granite work surfaces and complimentary upstands and window seals, double central heating radiator, inset ceramic sink with half sink, drainer, fitted granite breakfast bar, Rangemaster duel fuel cooking range with extractor hood over, integrated dishwasher, microwave and fridge freezer, space and plumbing for washing machine, composite door with opaque glazing to side aspect, UPVC double glazed windows to both rear and side aspect and luxury timber effect tiling throughout.

## Bedroom Three 11' 6" x 12' 6" (3.5m x 3.8m)

Fitted wardrobe with sliding mirrored doors, UPVC double glazed window to side aspect and double central heating radiator.

## House Bathroom 8' 2" x 6' 11" (2.5m x 2.1m)

Modern bathroom having a pedestal hand wash basin, cast iron bath, low level W/C, modern tiled walls and floors throughout, 'Period style' cast iron radiator with chrome electric heated towel rail, built-in storage cupboards, UPVC double glazed opaque window to rear aspect.

## First Floor Landing

Velux window providing natural light, double central heating radiator and spindle balustrade to staircase.

## Bedroom Two 13' 1" x 12' 6" (4.0m x 3.8m)

Range of fitted wardrobes with sliding mirrored doors, additional storage to eaves, UPVC double glazed window to side aspect, double central heating radiator and door leading through to en-suite.

## En-suite

Range of Rak ceramics three piece suite, comprising of walk-in thermostatic controlled shower, with drench style head and shower attachment, wall mounted hand wash basin with chrome mixer tap and low level W/C with hidden cistern, 'contemporary style' radiator, modern tiling to walls and floors throughout, UPVC double glazed opaque window to side aspect.

## Master Bedroom 14' 5" x 20' 4" (4.4m x 6.2m)

Expansive and impressive master bedroom having UPVC double glazed full height vision window providing views over rear garden, wall-mounted TV point, additional storage to eaves, double central heating radiator and dressing area. Dressing area having UPVC double glazed window to side aspect, double central heating radiator and door leading through to en-suite.

## En-suite Wetroom

Wet room style en-suite having Rak ceramics white two-piece suite comprising of low level W/C with hidden cistern, wall mounted hand wash basin with chrome mixer tap, opening into wet room shower, shower having drench style head and shower attachment, inset wall lighting to shower area, chrome electric heated towel rail, double central heating radiator, UPVC double glazed opaque window to side aspect and Velux window providing natural light.

## Outside

The property can be accessed via electric double wrought iron gates, with a pedestrian wrought iron gate to the side, providing access to an expansive gravel driveway which provides multiple off street parking and turning space, in addition there is a newly constructed carport with tiled flooring, power points and lighting, as well as a new garage with an electric roller shutter door, power, lighting, workshop space and pedestrian door to the rear of the property. There is also access to an outside toilet, toilet having a low level W/C and tiled flooring throughout, there is also outside hot and cold taps with sink beneath. Indian stone pathways and steps provide access down the side of the property to the rear patio. Patio is full width, made of Indian stone with a bespoke timber gazebo, power and lighting, a BBQ area and is ideal for outside entertaining. A timber constructed summer house including power and lighting, which could be converted to an office, gym or playroom. Additional space to the side of the property providing refuse bin, storage and access to the garage. A main feature of the property is an expansive lawned garden with raised borders incorporating mature bushes, shrubs and trees, leading down to a feature pond and a secluded allotment area including a greenhouse with power and storage sheds.

Property Particulars: D1