

enfields



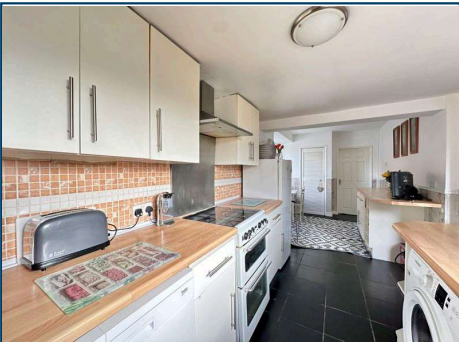
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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 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. Conformation 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.



Myson Avenue, Pontefract, WF8 2PL

**Four Bedroom Semi-Detached
Offers in Excess of £175,000**

**Larger Than Expected and Extended : Good Sized Breakfast Kitchen
: Lounge, Dining Room and Sun Room : Family Bathroom with Shower
: Good Sized Bedrooms Throughout : Sunny Positioned Garden with
Decking/Seating Area : Multiple Off Street Parking and Detached Garage
: Close to Local Amenities and Public Transport
: Viewing A Must to Fully Appreciate**

PROPERTY DETAILS

Enfields are delighted to offer for sale this four 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, lounge, dining room, sun room and an extended breakfast kitchen. To the first floor; two double bedrooms, good sized single bedroom and house bathroom. To the second floor; another double bedroom and storage.

The property further benefits from having a sunny positioned garden to the rear which includes a paved patio that is ideal for outside entertaining. Multiple off-street parking is provided by means of an expansive driveway leading on to a detached garage. Available with no onward chain an internal viewing is highly recommended and to fully appreciate what the property has to offer. Freehold: Council Tax Band B. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.

1ST FLOOR
483 sq.ft. (45.0 sq.m.) approx.

2ND FLOOR
127 sq.ft. (11.8 sq.m.) approx.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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

13' 9" x 6' 11" (4.2m x 2.1m)

Enter through UPVC door with opaque window panel to front aspect, gas central heating radiator, double glazed window to side aspect, picture railing to walls, stairs leading to first floor landing and doors leading through to other rooms.

Dining Room

11' 2" x 12' 2" (3.4m x 3.7m)

Gas central heating radiator, wood effect flooring, decorative ceiling rose, coving to walls, UPVC double glazed windows to front aspect and a feature electric fireplace with an open brick surround, hearth and tiled back, archway opening through to lounge.

Lounge

13' 9" x 12' 2" (4.2m x 3.7m)

Gas central heating radiator, wood effect flooring, decorative ceiling rose, coving to walls, a feature gas fireplace with an open brick surround and TV unit, marble hearth and back, sliding doors through to sunroom.

Kitchen

23' 0" x 9' 2" (7.0m x 2.8m)

Matching high and low level storage units with wood effect rolled edge work surfaces over, complimentary tiled splash backs, inset sink with half sink, drainer and chrome mixer tap, space for cooker with extractor fan over, space and plumbing for washing machine and dishwasher, space for full size fridge freezer, tiled flooring throughout, gas central heating radiators, double glazed windows to side aspect, useful under stair storage cupboard and opening through to sunroom.

Sunroom

5' 3" x 11' 6" (1.6m x 3.5m)

UPVC double glazed window to rear aspect and door with opaque window panel leading to rear garden.

First Floor Landing

Double glazed opaque window to side aspect, useful storage cupboard, stairs leading to second floor landing and doors leading to other rooms.

Bedroom One

10' 10" x 11' 2" (3.3m x 3.4m)

UPVC double glazed windows to rear aspect, gas central heating radiator and under stair storage cupboard.

Bedroom Two

10' 2" x 10' 2" (3.1m x 3.1m)

Double glazed windows to front aspect, gas central heating radiator, built-in storage cupboards.

Bedroom Four

10' 2" x 8' 2" (3.1m x 2.5m)

Double glazed windows to front aspect, gas central heating radiator, built-in storage cupboards.

House Bathroom

5' 7" x 7' 10" (1.7m x 2.4m)

Three piece suite comprising of a low level W/C, pedestal hand wash basin with chrome mixer tap, a panelled bath with chrome mixer tap and an electric shower over, recess spotlighting, wall-mounted chrome heated towel rail, double glazed opaque windows to front and side aspect and tiled walls and flooring throughout.

Bedroom Three

7' 10" x 9' 2" (2.4m x 2.8m)

Double glazed windows to rear aspect, wood effect flooring and a gas central heating radiator.

Outside

Front of the property is pebbled with bushes and shrubs to borders, hedging and timber fencing to boundaries, access to rear garden via side of property through a wrought iron gate. Rear garden having a timber raised decking area leading down to grey slate chippings, bushes and shrubs to borders, timber fencing to boundaries, an outside tap and two access doors to garage. Multiple off-street parking is provided by means of a large tandem driveway leading to a detached garage with power and an up and over door.

Property Details: D1