

enfields



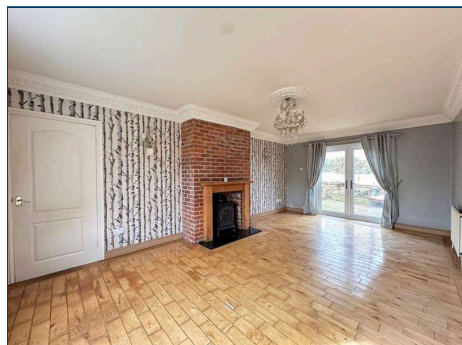
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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.

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Park Lane Close, Womersley, DN6 9QB

Four Bedroom Detached

Auction Guide Price £350,000

**No Onward Chain : For Sale by Modern Auction – T & C's apply :
Open Plan Dining Kitchen : Expansive Lounge and Study Room :
Double Bedrooms Throughout : The Modern Method of Auction :
Subject to Reserve Price : Buyers fees apply : Sought After Village and
Cul-De-Sac Location**



PROPERTY DETAILS

Enfields are delighted to offer for sale by Modern Method of Auction this impressive four bedroom detached house located within a sought after area of Womersley; Starting Bid Price £400,000 plus reservation fee. Subject to an undisclosed reserve price.

In need of some modernisation, this family home is close to open countryside as well as a full range of local amenities found within Womersley, 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, good sized lounge, dining kitchen with utility room and downstairs W/C. To the first floor, four good sized bedrooms with ensuite to bedroom one and a four piece family bathroom.

The property also benefits from having a sunny positioned rear garden including patio/seating areas that are ideal for outside entertaining. Multiple off street parking is provided by means of a driveway leading onto a double garage. The property has oil central heating. Available with no onward chain, an internal viewing is highly recommended to appreciate the accommodation this detached home has to offer. Freehold: Council Tax Band F. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

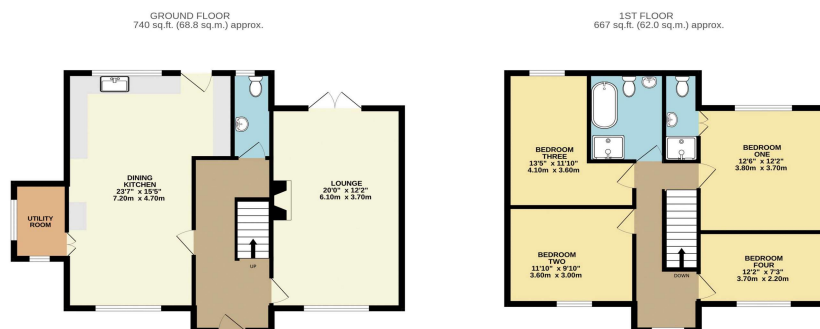
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

FLOOR PLANS



TOTAL FLOOR AREA: 1408 sq.ft. (130.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans 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 Hall 17' 5" x 7' 3" (5.3m x 2.2m)

Composite door with opaque window panel to front aspect, central heating radiator, tiled flooring, decorative coving, decorative ceiling rose, doors leading through to other rooms and stairs leading to first floor landing.

Lounge 20' 0" x 12' 2" (6.1m x 3.7m)

Solid maple wood flooring, UPVC double glazed window to front aspect, UPVC double glazed French doors leading to rear garden, feature multi-fuel log burner with wooden 'Adam' style surround and a marble hearth, decorative coving, decorative ceiling rose and central heating radiators.

Downstairs WC 8' 6" x 3' 7" (2.6m x 1.1m)

Two piece suite comprising of low level W/C with a hidden cistern, a hand wash basin mounted over vanity unit with chrome mixer tap, tiled splash backs, tiled half walls, tiled flooring, wall-mounted chrome central heating radiator and UPVC double glazed opaque window to rear aspect.

Dining Kitchen 23' 7" x 15' 5" (7.2m x 4.7m)

Dining area having tiled flooring, central heating radiator, UPVC double glazed window to front aspect, decorative coving, decorative ceiling rose, door through to utility room and opening through to kitchen. Kitchen having matching high and low level storage units with granite square edged work surfaces over and complimentary tiled splash backs, large inset stainless steel sink with drainer and chrome mixer tap, integrated dishwasher, space for full size fridge-freezer, space and plumbing for washing machine and tumble dryer, space for cooker with extractor fan over, tiled flooring, recess spotlighting, wall-mounted central heating radiator, UPVC double glazed windows to rear aspect and UPVC door with opaque stable door leading to rear garden.

Utility Room 7' 7" x 4' 11" (2.3m x 1.5m)

Parque wood flooring, recess spotlighting, wall-mounted central heating radiator, UPVC double glazed window to front and side aspects.

First Floor Landing

Wood flooring, central heating radiator, UPVC double glazed window to front aspect, loft access and doors leading into other rooms.

Bedroom One 12' 6" x 12' 2" (3.8m x 3.7m)

Wood effect flooring, recess spotlighting, UPVC double glazed window to rear aspect, central heating radiator and door leading to en-suite.

Ensuite 8' 6" x 3' 11" (2.6m x 1.2m)

Three piece suite comprising of low level W/C, hand wash basin mounted over vanity unit with chrome mixer tap and a walk-in electric shower, parquet wood flooring and tiled walls throughout, recess spotlighting and a wall-mounted central heated towel rail.

Bedroom Two 9' 10" x 11' 10" (3m x 3.6m)

Recess spotlighting, UPVC double glazed window to front aspect and central heating radiator.

Bedroom Three 13' 5" x 11' 10" (4.1m x 3.6m)

Wood effect flooring, UPVC double glazed window to rear aspect and central heating radiator.

Bedroom Four 7' 3" x 12' 2" (2.2m x 3.7m)

Wood effect flooring, UPVC double glazed window to front aspect and central heating radiator.

House Bathroom 8' 6" x 7' 7" (2.6m x 2.3m)

Four piece suite comprising of low level W/C, a wall-mounted circular hand wash basin with chrome mixer tap, a freestanding bath with chrome mixer tap and a large walk-in mains fed thermostatic controlled power shower and handheld shower attachment, tiled flooring and tiled half walls, chrome wall-mounted central heated towel rail, recess spotlighting and UPVC double glazed opaque window to rear aspect.

Outside

The front of the property has a garden which is mainly laid to lawn with a block paved walkway leading to front door accessed through a wrought iron gate, stone walling to boundaries, access to rear garden via a block paved walkway through a wrought iron gate. Rear garden is a large space being block paved, timber pergola with a large hot tub, useful purpose built stone storage shed, stone walling and new timber fencing to boundaries. Off-street parking is provided by means of a double tarmacked driveway leading to a detached double garage with up and over doors, power and lighting and a water supply.

Property Details: D1