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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(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 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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Clayton View, South Kirkby WF9 3RE Three Bedroom Linked Detached Bungalow **£200,000**

**No Onward Chain : In Need of Modernisation :
Good Sized Lounge Through Dining Room : Two Double Bedrooms :
Three Piece Wetroom : Good Sized Garden : Driveway for Off-Street Parking :
Close to Local Amenities and Public Transport :
Viewing A Must to Fully Appreciate**



PROPERTY DETAILS

Enfields are delighted to offer for sale this three bedroom, linked detached bungalow situated within a popular residential area of South Kirkby.

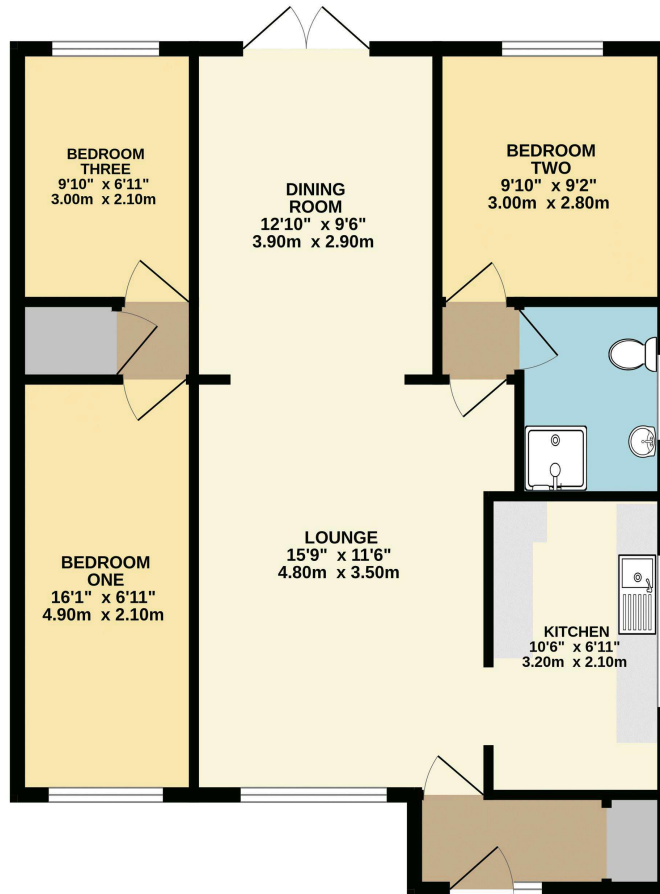
This property is located close to a full range of local amenities found within South Kirkby, Ackworth and Pontefract town centre, including shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, local golf courses, parkland, canals and woodland. The property is also within close proximity to good local schooling at primary, secondary and tertiary levels. With comprehensive transport links into Wakefield, Doncaster and Leeds the location of this property makes it an ideal position for easy access to all the local amenities on offer.

The property briefly comprises; entrance porch, generous sized lounge, dining room, kitchen, two double bedrooms, a single bedroom and house bathroom/wetroom.

The property sits on a good sized plot and benefits from having gardens to the front and rear including a sunny positioned seating area. There is also off street parking provided by a driveway. Available with no onward chain an internal viewing is highly recommended. Freehold: Council Tax Band B. For further details and information please contact Pontefract Estate Agents, Enfields

FLOOR PLANS

GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 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 Porch

3' 7" x 4' 11" (1.1m x 1.5m)

UPVC door with opaque window panels to front aspect, double glazed opaque window to front aspect, useful storage cupboard housing the boiler and door leading through to lounge.

Lounge

15' 9" x 11' 6" (4.8m x 3.5m)

Timber framed windows to front aspect, feature gas fireplace with 'Adam style' surround, marble hearth and back, a gas central heating radiator, dado rails, decorative ceiling rose, opening through to kitchen and an archway opening through to dining room.

Dining Room

12' 10" x 9' 6" (3.9m x 2.9m)

Gas central heating radiator, dado rails and UPVC double glazed French doors leading out to rear garden.

Kitchen

10' 6" x 6' 11" (3.2m x 2.1m)

Matching high and low level storage units with laminate roll edged work surfaces over, tiled walls to splash prone areas, inset circular sink with half sink and drainer, space for cooker with extractor fan over, space for full size fridge freezer, space and plumbing for washing machine, UPVC double glazed window to side aspect.

Left Hallway

Loft access, a large built in storage cupboard and doors leading through to other rooms.

Bedroom One

16' 1" x 6' 11" (4.9m x 2.1m)

Timber framed window to front aspect, wood effect flooring and a gas central heating radiator.

Bedroom Three

9' 10" x 6' 11" (3m x 2.1m)

UPVC window to rear aspect, wood effect flooring and a gas central heating radiator.

Right Hallway

Loft access, doors leading through to bedroom two and wet room.

Bedroom Two

9' 10" x 9' 2" (3m x 2.8m)

UPVC window to rear aspect and a gas central heating radiator.

Wet Room

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

Three piece suite comprising of a low level W/C, pedestal hand wash basin and an electric shower with shower head attachment, extractor fan, tiled walls throughout, gas central heating radiator, UPVC double glazed opaque window to side aspect and vinyl flooring.

Outside

Front of the property has a garden which is mainly laid to lawn with bushes and shrubs to borders, timber fencing to boundaries, a walkway leading to front porch. Rear of the property has a garden which is mainly laid to lawn with bushes, trees and shrubs to borders, timber fencing to boundaries and steps leading up to French doors through to dining room. Off-street parking is provided by a tarmacked driveway.

Property Details: D1