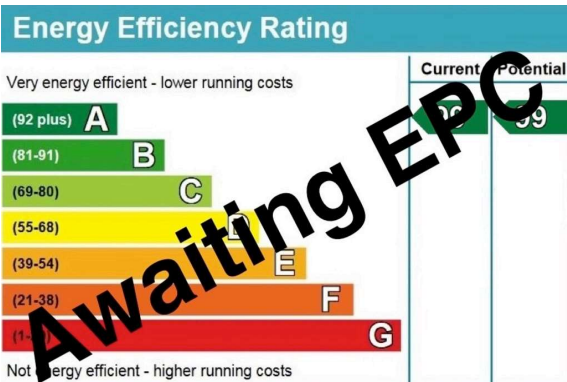


enfields



enfields

2 Alamo House, Pontefract, West Yorkshire WF8 1BN

t: 01977 233124 f: e: sales-pontefract@enfields.co.uk www.enfields.co.uk

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.

enfields



Millfield Crescent, Pontefract, WF8 4LN Three Bedroom Detached **Offers in Excess of £350,000**

Occasional Fourth Bedroom and Office to Loft : Lots of Potential for Updating or Expansion : Double Aspect Lounge and Separate Dining Room : Double Bedrooms Throughout : Large Master Bedroom with En-Suite and Balcony : Expansive Plot with Large South Facing Rear Garden : Drive In and Out Semi-Circular Driveway and Garage with Workshop : Close to Good Schools and Amenities : Viewing A Must to Fully Appreciate Property and Plot Size

PROPERTY DETAILS

Enfields are delighted to offer for sale this three bedroom detached property situated within a sought after and popular residential area of Pontefract.

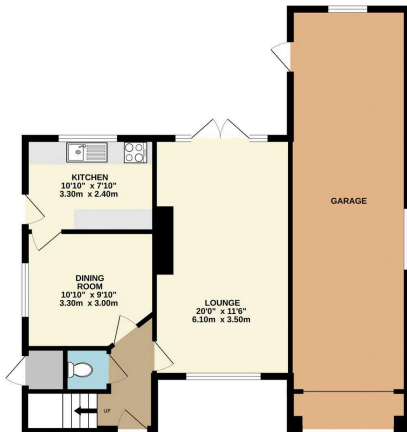
Well presented, this family home is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village, including shops, supermarkets, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, 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 accommodation briefly comprises to the ground floor; reception hallway, downstairs w/c, double aspect lounge, dining room and kitchen. To the first floor; expansive master bedroom with en-suite and balcony, two further double bedrooms, and house bathroom with separate w/c. In addition there is an expansive loft with two separate rooms that can be used as an occasional fourth bedroom and office.

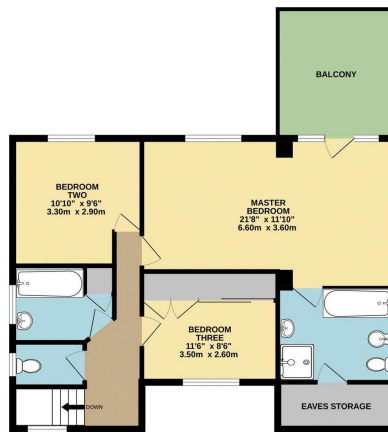
The property further benefits from having an expansive south facing rear garden which includes sunny positioned patio areas, summerhouse and shed. Multiple off-street parking is provided by means of a large 'drive in, drive out' driveway and a garage. The garage has the added feature of a workshop area which includes a servicing pit and hoist. Due to the size of this property and the expansive plot a viewing is highly recommended to appreciate what this family home has to offer. Freehold: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

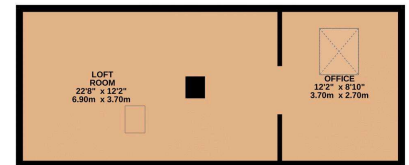
GROUND FLOOR
839 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR
743 sq.ft. (69.1 sq.m.) approx.



2ND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 2004 sq.ft. (186.2 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.
Made with Metropix ©2024

Entrance Hallway

5' 7" x 3' 7" (1.7m x 1.1m)

Enter through UPVC door to front aspect, gas central heating radiator, downstairs WC, door leading through other rooms and stairs leading to first floor.

Lounge

20' 0" x 11' 6" (6.1m x 3.5m)

UPVC double glazed window to front and rear aspect, gas central heating radiator and a UPVC double glazed French door leading to rear garden.

Dining Room

9' 10" x 10' 10" (3.0m x 3.3m)

Double glazed window to side aspect, door leading through to kitchen and gas central heating radiator.

Kitchen

7' 10" x 10' 10" (2.4m x 3.3m)

Matching high and low level storage units with laminate rolled edge work surfaces, tiled half walls and splash backs, integrated full size fridge freezer, inset stainless steel double sink, drainer and chrome mixer tap, integrated four-ringed gas hob with oven and grill beneath, extractor fan over, space and plumbing for washing machine, UPVC double glazed window to rear aspect and overlooking garden, recess spotlighting and UPVC door with opaque stable door to side aspect.

First Floor Landing

UPVC double glazed opaque window to front aspect, loft access and doors leading to other rooms. Loft being fully boarded with power and lighting, which can be used as an additional bedroom, office or workspace.

Master Bedroom

11' 10" x 21' 8" (3.6m x 6.6m)

UPVC double glazed window to rear aspect, gas central heating radiator, UPVC double glazed door leading to balcony and a door leading through to en-suite.

En- Suite

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

A five piece suite comprising of a low level WC, a bidet with chrome tap, a pedestal hand wash basin, a panelled bath with chrome taps and a walk-in mains fed thermostatic controlled shower, tiled half walls throughout, wall-mounted chrome central heating towel rail, a gas central heating radiator and UPVC double glazed opaque window to side aspect.

Bedroom Two

9' 6" x 10' 10" (2.9m x 3.3m)

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

Bedroom Three

8' 6" x 11' 6" (2.6m x 3.5m)

UPVC double glazed window to front aspect, gas central heating radiator and built in wardrobes with sliding doors.

House Bathroom

5' 7" x 5' 11" (1.7m x 1.8m)

Two piece suite comprising of a pedestal hand wash basin with chrome taps and a bath with chrome mixer tap and a shower head attachment, tiled walls throughout, tiled flooring, built in storage cupboard, wall-mounted chrome central heating towel rail and UPVC double glazed opaque window to side aspect.

WC

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

Comprising of a low level WC, tiled walls and floors throughout, UPVC double glazed opaque window to side aspect.

Outside

Front garden having decorative borders incorporating mature shrubs, flowers and bushes, brick walling and timber fencing to boundaries, access to rear garden via a stone walkway through a timber gate. Rear garden is a large, well maintained space which is mainly laid to lawn with a stone patio area stretching to the rear of the garden, bushes and shrubs to borders, a summer house, an outside tap, a timber storage shed, a built in outdoor store and timber fencing to boundaries. Multiple off street parking is provided by a large driveway to the front accessed through two sets of wrought iron gates leading to an attached garage. Garage having an electric revolving door, power and lighting.

Property Details: D1