

# enfields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

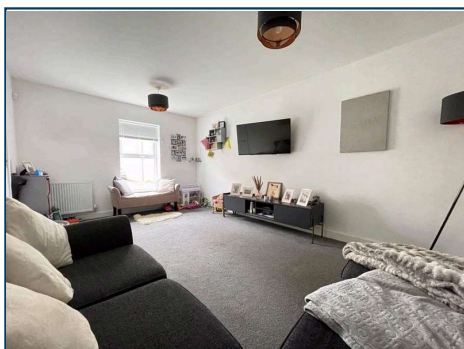
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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily 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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## The Hawthorns, Pontefract, WF8 2WN Four Bedroom Detached, **£325,000**

**Ideal Family Home : Modern Open Plan Dining Kitchen :  
Good Sized Lounge : Downstairs W/C : Modern Family Bathroom :  
Expansive Master Bedroom with Dressing Area and Modern En-Suite :  
Larger Than Expected Southerly Facing Garden with Patio :  
Expansive Driveway and Detached Garage : Viewing A Must to Fully Appreciate**

## PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive four bedroom, detached property situated within a popular residential area of Pontefract.

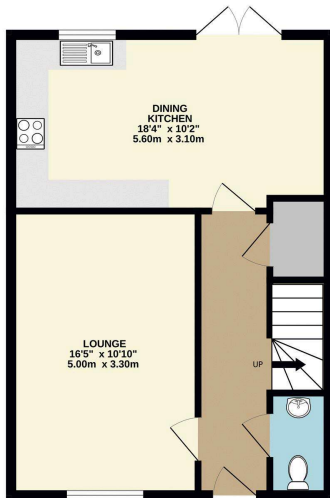
Well presented throughout, this family home is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village both of which have a vast range of shops, supermarkets, cafes and restaurants. Easy access is also available to recreational facilities such 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, Leeds and London.

The property briefly comprises; to the ground floor, entrance hallway, downstairs w/c, good sized lounge and modern dining kitchen with French doors leading to the garden. To the first floor; two double bedrooms, good sized single bedroom and a modern house bathroom with shower. To the second floor; an expansive master bedroom with dressing area and modern en-suite shower room.

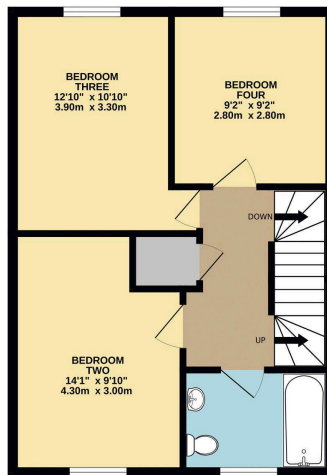
The property further benefits from having an expansive southerly facing garden to the rear with patio/seating areas that are ideal for outside entertaining. Multiple off street parking is provided by means of a large driveway and detached garage. Located within a much sought after area an internal viewing is highly recommended to appreciate what this family home has to offer. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS

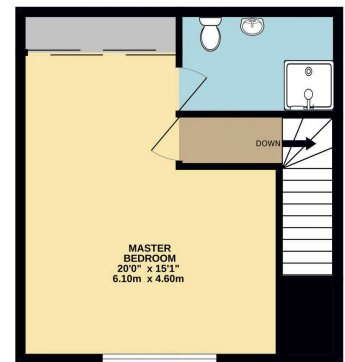
GROUND FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



2ND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 1331 sq.ft. (123.7 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 Hall**

*16' 9" x 3' 11" (5.1m x 1.2m)*

Composite door with opaque window panel to front aspect, laminate flooring throughout, downstairs WC, stairs with spindled balustrade leading to first floor landing and doors leading through to other rooms.

### **Downstairs W/C**

*5' 11" x 3' 3" (1.8m x 1m)*

Two piece suite comprising of low level W/C and pedestal hand wash hand basin with complimentary tiled splash backs, timber effect tiled flooring and double central heating radiator.

### **Lounge**

*16' 5" x 10' 10" (5m x 3.3m)*

A good sized lounge having UPVC double glazed window to front aspect, two double central heating radiators and a wall mounted TV point.

### **Kitchen**

*10' 2" x 18' 4" (3.1m x 5.6m)*

Matching high and low level storage units with complimentary work surfaces, under storage lighting, inset stainless steel sink, half sink and drainer, integrated four-ringed induction hob with extractor fan over and oven beneath, integrated dishwasher, washing machine and fridge freezer, ceramic tiled flooring throughout, double central heating radiator, UPVC double glazed window to rear aspect and a UPVC double glazed French doors leading out to rear garden.

### **First Floor Landing**

Built in storage/airing cupboard, central heating radiator, doors into other rooms and stairs leading to second floor.

### **Bedroom Two**

*14' 1" x 9' 10" (4.3m x 3.0m)*

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

### **Bedroom Three**

*12' 10" x 10' 10" (3.9m x 3.3m)*

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

### **Bedroom Four**

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

A good sized bedroom having UPVC double glazed window to rear aspect and central heating radiator.

### **House Bathroom**

*6' 3" x 8' 6" (1.9m x 2.6m)*

A modern Villeroy and Boch three piece suite comprising of low level W/C, pedestal hand wash basin and a pannelled bath with thermostatic controlled shower over, tiling to splash prone areas, tiled floors throughout, central heating radiator and a UPVC double glazed opaque window to front aspect.

### **Master Bedroom**

*20' 0" x 15' 1" (6.1m x 4.6m)*

An expansive bedroom having a wall mounted TV point, UPVC double glazed Velux window with blinds to front aspect, double central heating radiator, range of fitted wardrobes having sliding doors, door leading into en-suite.

### **En-suite**

*5' 7" x 8' 6" (1.7m x 2.6m)*

A modern Villeroy & Boch three piece suite comprising of low level W/C, a pedestal hand wash basin and a walk-in mains fed thermostatic controlled shower with twin shower heads, tiled flooring throughout, modern tiling to splash prone areas, wall-mounted heated towel rail and UPVC Velux window to rear aspect.

### **Outside**

The property sits on a larger than average plot for the area having an expansive, southerly facing rear garden comprising of a faux lawn play area, separate lawn, paved and stone patio as well as a raised decking area, ideal for outside entertaining, raised borders incorporating mature shrubs and bushes with sleeper style timber retainers, brick walling and timber fencing to boundaries. Multiple off-street parking is provided by means of a large driveway leading to a detached garage having up and over door, power, lighting, window to rear and door to side.

### **Property Details: D1**