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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

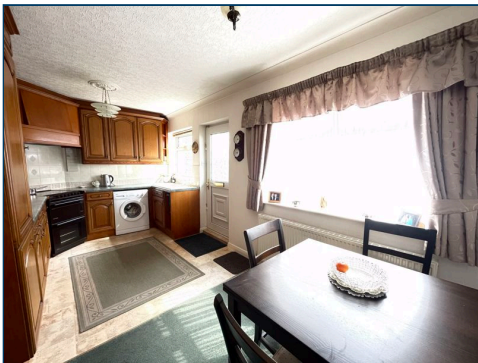
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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Conveyancer or Surveyor. Items shown in photographs are not necessarily 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 this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.

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West Lane, Sharlston Common, WF4 1EP Three Bedroom Detached Bungalow, **£425,000**

**Expansive Plot with Views Over Open Countryside : Sought After Location :
Well Presented Throughout : Expansive Lounge : Good Sized Dining Kitchen :
Double Bedrooms Throughout : Gardens to Three Sides Including Patio/Seating
Area : Large Driveway and Detached Garage :
Close to Local Amenities and Public Transport**

PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive three bedroom, detached bungalow situated in a much sought after residential area of Charlston Common.

Well presented throughout, this property is close to a full range of local amenities found within Charlston, Pontefract, Wakefield and Junction 32 Outlet Village including shops, supermarkets, post office, banks, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, parkland, lakes and woodland. There is close proximity to good local schooling at both primary and secondary level.

The property briefly comprises; reception hallway, expansive lounge, open plan dining kitchen, two double bedrooms with fitted furniture, a third double bedroom/sunroom, good sized bathroom and an additional guest W/C.

Located on an expansive plot, the property further benefits from having good sized gardens to the front, side and rear which includes a full width, sunny positioned patio that is ideal for outside entertaining. Multiple off-street parking is also provided by means of a large driveway and detached garage. An internal viewing is highly recommended to appreciate the accommodation this family home has to offer. Freehold: Council Tax Band C. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

Reception Hallway

UPVC door with opaque glazing to front aspect, double central heating radiator, built-in cloak cupboard and opening leading through into dining kitchen.

W/C

Two piece suite comprising of low level W/C and wash hand basin mounted over vanity cupboard with complementary tiled splash backs and vanity mirror, double central heating radiator and UPVC double glazed opaque window to side aspect.

Dining Kitchen

8' 2" x 16' 9" (2.5m x 5.1m)

Matching high and low level storage units with marble effect roll-edged work surfaces, space for cooker with extractor hood over, space and plumbing for washing machine, inset sink with half sink and drainer, double central heating radiator, two UPVC double glazed windows and door to side aspect, tiled effect luxury vinyl flooring to kitchen area.

Lounge

19' 4" x 13' 1" (5.9m x 4.0m)

An expansive room having UPVC double glazed bay window to front aspect, double central heating radiator, feature electric fire mounted on marble hearth with marble back and stone effect 'Adam style' surround.

Bedroom One

12' 6" x 12' 6" (3.8m x 3.8m)

Range of fitted bedroom furniture including cupboard, wardrobe and drawer space, double central heating radiator and UPVC double glazed window looking directly out over rear garden.

Bedroom Two

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

Range of fitted bedroom furniture including wardrobe, drawer space and dressing table, double central heating radiator and UPVC double glazed window to side aspect.

Bedroom Three

10' 6" x 8' 6" (3.2m x 2.6m)

Currently used as a garden/sunroom having UPVC double glazed French doors providing access to rear garden, TV point and double central heating radiator.

Bathroom

8' 2" x 6' 7" (2.5m x 2.0m)

A good sized bathroom having white four piece suite comprising of panelled bath with thermostatic controlled shower over, low level W/C, wash hand basin mounted over vanity cupboard and second pedestal wash hand basin, tiled walls throughout, double central heating radiator, built-in airing cupboard having central heating radiator and gas fired boiler, UPVC double glazed opaque window to side aspect.

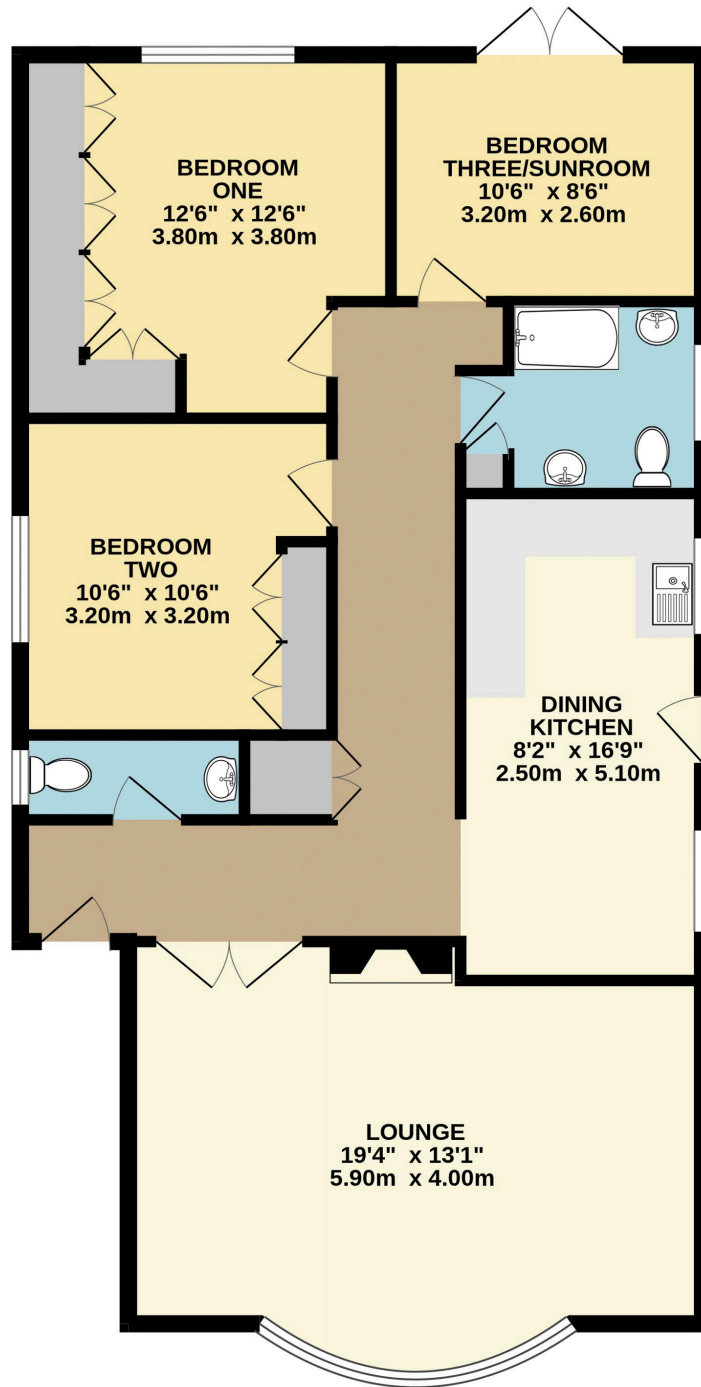
Outside

The property sits on a good sized plot with front garden being mainly laid to lawn with raised borders incorporating mature shrubs and bushes, privet hedging to boundaries. Side and rear gardens are impressive in size and mainly laid to lawn with privet hedging to boundaries, additional feature of a raised full-width patio area that is ideal for entertaining. Multiple off-street parking is provided by means of an expansive driveway with turning space leading onto a detached garage. Garage having up and over door, power and lighting.

Property Particulars:D1

FLOOR PLANS

GROUND FLOOR
965 sq.ft. (89.7 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.7 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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