

# enfields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	56	
(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	

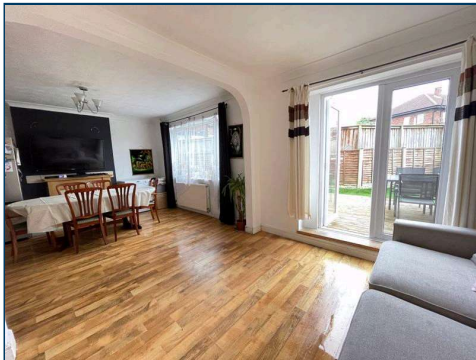
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## Chequerfield Road, Pontefract, WF8 2BQ Four Bedroom Semi-Detached **Offers in Excess of £165,000**

**Large Extended Family Home : Flexible Living Space : Lounge and Dining Area  
: Downstairs Shower Room : Extended Family/Sitting Room  
: Good Sized Bedrooms Throughout : Three-Piece Family Bathroom  
: Garden to Rear and Off Street Parking Including Garage  
: Close to Local Amenities and Ideal for First Time Buyers**

## PROPERTY DETAILS

Enfields are delighted to offer for sale this extended four bedroom semi-detached property situated within the residential area of Pontefract.

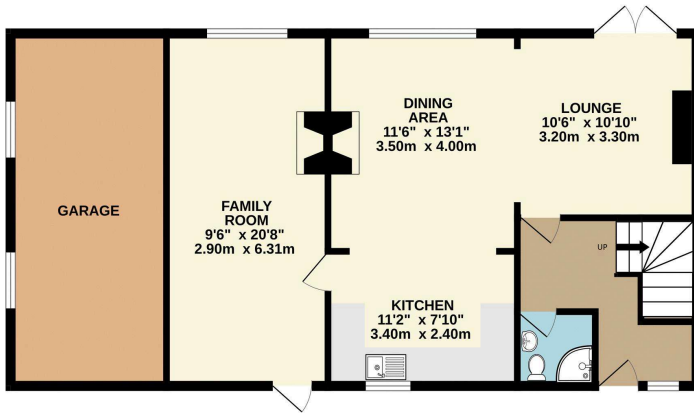
Offering flexible living space throughout, this property is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village, including shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape 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 through dining room, downstairs shower room, kitchen and extended family room. To the first floor there are four generous bedrooms, which comprise three doubles and a large single bedroom, together with a good-sized family bathroom.

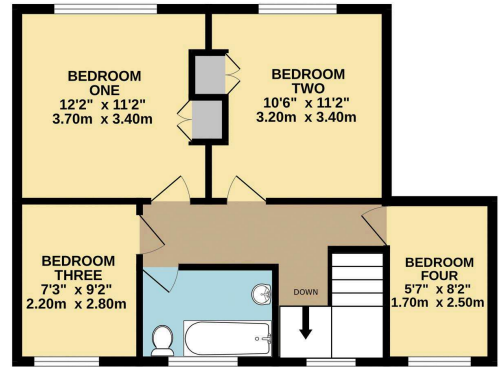
The property benefits from having a rear garden with a raised decking/patio area and multiple off street parking is provided by means of a garage and large driveway to the front. The property has been extended and reconfigured offering flexible family living space. Freehold: Council Tax Band A. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS

GROUND FLOOR  
820 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1329 sq.ft. (123.5 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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### Reception Hallway

Composite door with glass panelling to front aspect, UPVC double glazed window to front aspect, double central heating radiator, door leading through into downstairs shower room, tiled flooring and stairs leading to first floor.

### Lounge Through Dining Room

*13' 1" x 22' 4" (4m x 6.8m)*

UPVC double glazed window and French doors to rear aspect, electric fire with timber mantel, double central heating radiator, TV point, oak-effect laminate flooring throughout.

### Downstairs Shower Room

White three-piece suite comprising of low level W/C and wall mounted hand wash basin and a walk-in thermostatic controlled twin head shower, tiling to splash prone areas and tiled flooring.

### Kitchen

*7' 10" x 11' 2" (2.4m x 3.4m)*

Matching high and low level storage units with marble effect work surfaces and complementary tiled splash backs, space for cooker with extractor hood over, space and plumbing for washing machine, space for dryer, UPVC double glazed window to front aspect.

### Family Room

*20' 8" x 9' 6" (6.3m x 2.9m)*

Composite door with opaque glazing to front aspect, UPVC double glazed window to rear aspect, double central heating radiator and laminate flooring throughout.

### First Floor Landing

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

### Bedroom One

*11' 2" x 12' 2" (3.4m x 3.7m)*

A large double bedroom with UPVC double glazed window to rear aspect, double central heating radiator, built-in storage cupboards and laminate flooring.

### Bedroom Two

*11' 2" x 10' 6" (3.4m x 3.2m)*

A second good sized double with UPVC double glazed window to rear aspect, built-in storage cupboards, double central heating radiator and laminate flooring.

### Bedroom Three

*9' 2" x 7' 3" (2.8m x 2.2m)*

A third double bedroom with UPVC double glazed window to front aspect, central heating radiator and laminate flooring.

### Bedroom Four

*9' 2" x 6' 3" (2.8m x 1.9m)*

A good-sized single bedroom with UPVC double glazed window to front aspect, central heating radiator and laminate flooring.

### Family Bathroom

*5' 7" x 8' 2" (1.7m x 2.5m)*

White three-piece suite comprising of panelled bath with chrome mixer tap and shower attachment, low level W/C and pedestal wash hand basin, tiling to splash prone areas, UPVC double glazed opaque window to front aspect, double central heating radiator and tiled flooring.

### Outside

Gardens are low maintenance in style having paved and pebbled pathways, 'Faux' lawn and raised decking/patio area that is ideal for outside entertaining, timber fencing to boundaries. Multiple off-street parking is provided by means of a good sized block paved driveway to the front of the property and an integral garage.

Property Particulars: D1