

enfields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	67
(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.



Orchard Head Lane, Pontefract, WF8 2NJ Two Bedroom Semi-Detached **Offers in Excess of £160,000**

- Fully Renovated Throughout : New Modern Kitchen and Bathroom**
- : Complete Electrical Re-Wire : New Floor Covering Throughout**
- : Potential For Loft Conversion or Extension (Subject to Planning)**
- : Larger Than Average Garden : Driveway and Detached Garage**
- : Viewing Highly Recommended to Fully Appreciate : No Onward Chain**

PROPERTY DETAILS

Enfields are delighted to offer for sale this fully renovated two bedroom semi-detached situated within a sought after residential area of Pontefract.

Recently renovated throughout the property benefits from having had a new kitchen, bathroom, full electrical re-wire, new floor coverings and central heating system.

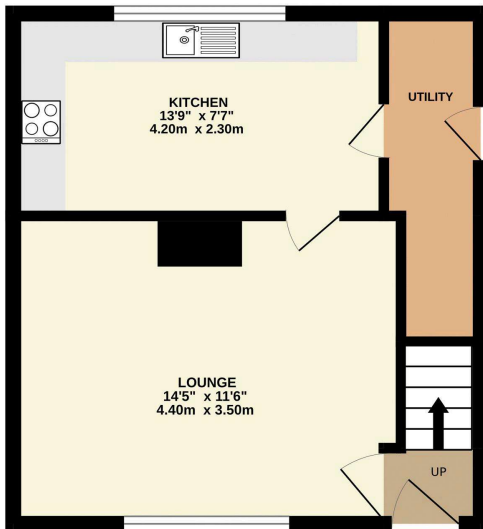
With modern presentation throughout, this family home is close to a full range of local amenities found within Pontefract including shops, supermarkets, post office, banks, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses and Pontefract Park with its 1300 acres of parkland, lakes and woodland. There is close proximity to good local schooling at both primary and secondary level. The property is also close to extensive transport links into Wakefield, Doncaster and Leeds.

The property provides ideal family living and comprises to the ground floor; entrance hallway, good sized lounge and modern kitchen. To the first floor; two double bedrooms and a modern house bathroom.

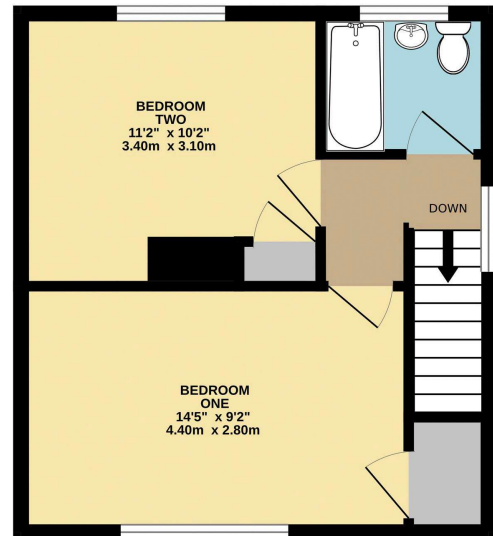
The property also benefits from having a larger than average garden to the rear, driveway and detached garage. Having undergone a recent full refurbishment and having no onward chain a viewing is highly recommended to appreciate the accommodation this family home has to offer. Freehold: Council Tax Band A. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.1 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 Hallway

Enter through composite door with double glazed opaque window panel to front aspect, wood effect flooring, gas central heating radiators, stairs leading to first floor landing and door leading through to lounge.

Lounge

11' 6" x 14' 5" (3.5m x 4.4m)

Having wood effect flooring throughout, gas central heating radiator, UPVC double glazed window to front aspect and door leading through to kitchen.

Kitchen

8' 6" x 13' 9" (2.6m x 4.2m)

Matching high and low level storage units with rolled edge wood effect work surfaces over with matching splash backs, inset stainless steel sink with drainer and chrome mixer tap, integrated four-ringed electric hob with extractor fan over, oven and grill beneath, space and plumbing for dishwasher, space for fridge freezer, wood effect flooring, recess spotlighting, wall-mounted gas central heated radiator, UPVC double glazed window to rear aspect and door leading through to side entrance.

Utility

12' 6" x 3' 11" (3.8m x 1.2m)

Wood effect flooring, space and plumbing for washing machine and tumble dryer, composite door to side aspect.

First Floor Landing

UPVC double glazed opaque window to side aspect, gas central heating radiator, loft access and doors leading to other rooms.

Bedroom One

14' 9" x 9' 2" (4.5m x 2.8m)

UPVC double glazed windows to front aspect, gas central heating radiator and built-in storage cupboard.

Bedroom Two

10' 2" x 11' 2" (3.1m x 3.4m)

UPVC double glazed windows to rear aspect, gas central heating radiator and built-in storage cupboard.

House Bathroom

6' 3" x 5' 3" (1.9m x 1.6m)

Three piece suite comprising of a low level W/C with soft close mechanism, pedestal hand wash basin with chrome tap, a L-shaped panelled bath with chrome taps and a mains fed thermostatic controlled twin shower over, tiled walls, recess spotlighting, chrome gas central heated radiator, UPVC double glazed opaque window to rear aspect and wood effect flooring throughout.

Outside

Front of the property is block paved with pebbles to borders and timber fencing to boundaries. Rear of the property has a garden is mainly laid to lawn with mature bushes and shrubs to borders, timber fencing to boundaries, an outside tap and a stone patio area. Multiple off-street parking is provided by a tandem block paved driveway leading to a detached garage with an up and over door.

Property Particulars: D1