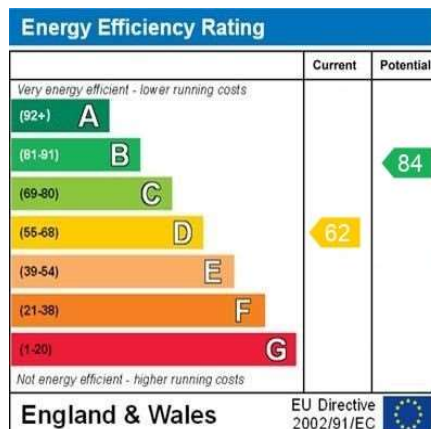


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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily 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.



## Rowley Lane, South Elmsall, WF9 2JP Three Bedroom Detached Farmhouse **£475,000**

**Beautifully Presented Throughout : Expansive Lounge and Separate Snug/Dining Room : New Modern Breakfast Kitchen with Fitted Appliances : Utility Room and Downstairs W/C : Modern Bathroom and En-Suite Shower Room : Large Plot with Gardens to All Sides Including Entertaining Area : Fully Fitted Summerhouse/Cabin with Electric and Stove Heating : Multiple Off Street Parking and Detached Garage : Viewing A Must to Fully Appreciate The Size and Quality**

## PROPERTY DETAILS

Enfields are delighted to offer for sale this modern three bedroom original Farmhouse situated within a popular residential area of South Elmsall.

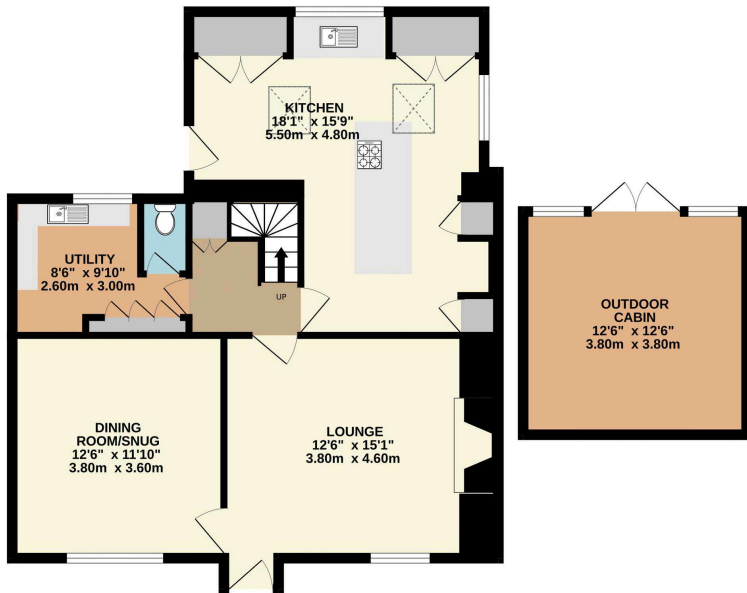
Beautifully presented throughout, this property is close to a full range of local amenities found within South Elmsall, surrounding villages and Pontefract including shops, supermarkets, post office, banks, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, open countryside, parkland 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 including bus, rail and motorways making it easy to travel into Wakefield, Doncaster, York and Leeds.

The property briefly comprises to the ground floor; modern open plan breakfast kitchen, utility room, downstairs w/c, lounge and separate dining room/snug. To the first floor; master bedroom with fitted wardrobes and modern en-suite, second double bedroom, good sized single bedroom and a large modern house bathroom.

The property further benefits from a large sunny positioned garden to all sides which includes a fully fitted summerhouse/cabin and patio area that are ideal for outside entertaining. Multiple off street parking is provided by means of an expansive driveway and detached garage. With modern presentation the property still retains a Farmhouse feel with features such as timber flooring and doors, exposed stonework, Inglenook stove fireplace and sash window to name a few. Therefore a viewing is highly recommended to fully appreciate the size and quality of this property and plot. Freehold: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS

GROUND FLOOR  
845 sq.ft. (78.5 sq.m.) approx.



1ST FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1359 sq.ft. (126.2 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.

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### **Breakfast Kitchen 18' 1" x 15' 9" (5.5m x 4.8m)**

Enter through wooden door with window panel to side aspect, matching high and low level newly fitted bespoke storage units with quartz work surfaces over, inset sink with gold fitted mixer tap, integrated oven, microwave, dishwasher and space for full size fridge freezer. Breakfast cupboard with oak shelves, storage units and electrical points for coffee machine and toaster. Kitchen island with low level storage units and an integrated three-ringed gas hob, oak Herringbone flooring throughout, underfloor heating, recessed spotlighting, skylight windows, wall-mounted gas central heating radiator, UPVC double glazed windows to rear and side aspect and door leading through to inner hallway.

### **Inner Hallway**

Oak flooring reclaimed from a church, gallery wooden staircase with custom half wall panelling to first floor landing, useful under stair storage cupboard and doors leading to other rooms.

### **Utility 7' 3" x 6' 3" (2.2m x 1.9m)**

Matching high and low level storage units, inset stainless steel sink with drainer and chrome mixer tap, space and plumbing for washing machine and tumble dryer, space for full size fridge freezer, slate flooring throughout, underfloor heating, tiled walls, recessed spotlighting and door to downstairs W/C.

### **Downstairs W/C 5' 3" x 2' 4" (1.6m x 0.7m)**

A low level W/C, recessed spotlighting, slate flooring and tiled walls throughout.

### **Lounge 12' 6" x 15' 1" (3.8m x 4.6m)**

Oak flooring reclaimed from a church, UPVC double glazed sash window to front aspect, an original oak beam to ceiling, a feature Inglenook multi-fuel stove with an open brick chimney surround, door through to dining room.

### **Dining Room 12' 6" x 11' 10" (3.8m x 3.6m)**

Currently used as a snug/second living room having a gas central heating radiator, UPVC double glazed sash window to front aspect and an unused chimney breast which is open brick currently used as a feature log store.

### **First Floor Landing**

UPVC double glazed window to rear aspect with original wood panelling above, full length open brick wall and doors leading into other rooms.

### **Bedroom One 12' 10" x 13' 1" (3.9m x 4.0m)**

Having original stained oak floorboards, UPVC double glazed sash window to front aspect with reclaimed wooden windowsill, gas central heating radiator, built-in full length wardrobes and sliding door leading into en-suite.

### **En-suite 7' 7" x 3' 7" (2.3m x 1.1m)**

A stylish three piece suite comprising of low level back to wall W/C, a hand wash basin mounted over vanity unit with chrome mixer tap and a waterfall shower with digital controls, black and white tumbled marble walls and floors throughout, underfloor heating, recessed spotlighting, a wall-mounted vanity unit with shaving mirror and a UPVC double glazed opaque window to side aspect.

### **Bedroom Two 12' 10" x 12' 2" (3.9m x 3.7m)**

UPVC double glazed sash window to rear aspect, built-in wardrobes and gas central heating radiator.

### **Bedroom Three 7' 7" x 6' 11" (2.3m x 2.1m)**

Wood effect flooring, gas central heating radiator, UPVC double glazed window to rear aspect, recessed spotlighting and loft access.

### **House Bathroom 7' 7" x 9' 6" (2.3m x 2.9m)**

A modern three piece suite comprising of low level back to wall W/C, a console hand wash basin with nickel mixer tap and a freestanding bath with nickel mixer tap and handheld shower head attachment, built-in storage cupboard, recessed spotlighting, Carrara Blanco marble floors and walls throughout, wall-mounted chrome gas heated towel rail and a UPVC double glazed window to rear aspect.

### **Outside**

Front garden being mainly laid to lawn and accessed via a wrought iron gate with stone walkway with pebbled borders leading round the side of the property. Side garden being a good space with bushes, shrubs and trees to borders, timber fencing and hedging to boundaries, leading to a rear block paved patio area with an outside log store, an outside tap and timber fencing to boundaries, raised decorative borders incorporating shrubs and flowers, a pebbled seating area, access to large timber storage shed, an outdoor cabin with wood effect flooring throughout, wooden high and low storage unit, a gas stove, TV Point and UPVC double glazed French doors leading out onto a decking area ideal for seating and entertainment. Multiple off-street parking is provided by means of a large driveway accessed through double secure gates leading to a detached garage with power, lighting and an up and over door.

Property Details: D1