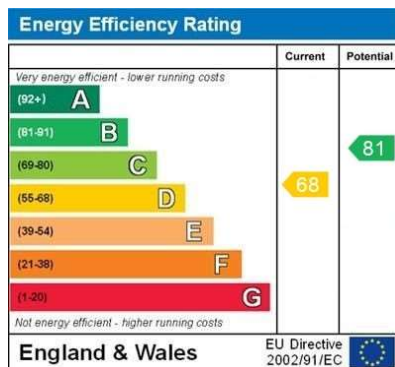


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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily 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 we 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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St. Giles Avenue, Pontefract, WF8 4BD Three Bedroom Mid Terrace **Offers in Excess of £125,000**

No Onward Chain : In Need of Full Modernisation : Ideal for First Time Buyers or Long Term Investors : Dining Kitchen and Double Aspect Lounge : Good Sized Bedrooms Throughout : Sunny Positioned Garden with Powered Outbuilding : Off Street Parking : Close to Amenities, Town Centre and Schools : Viewing A Must to Fully Appreciate Opportunity

PROPERTY DETAILS

Enfields are delighted to offer for sale this three bedroom mid terrace property situated within a sought after residential area of Pontefract.

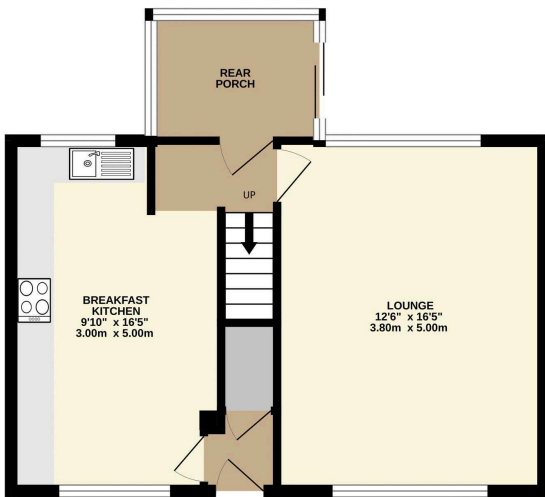
In need of modernisation throughout, this home is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village, including shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, 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 and is within easy reach of rail and motorway networks.

The property itself comprises to the ground floor; entrance hallway, open plan family dining kitchen, good sized lounge. To the first floor; two double bedrooms, good sized single bedroom and house bathroom.

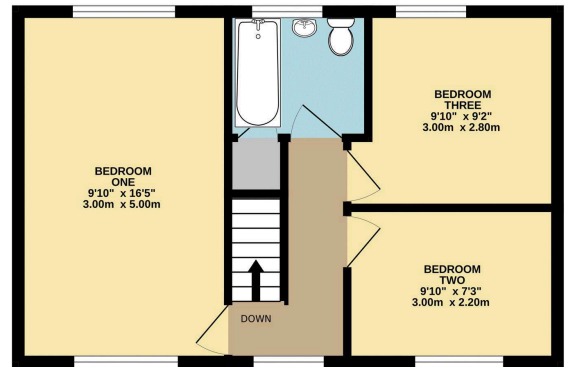
The property is situated in a sought after location and further benefits from having a good sized, enclosed rear garden which includes an outbuilding with power supply. Available with no onward chain an internal viewing is highly recommended to appreciate what this home has to offer. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
455 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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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Front Entrance Hallway

Enter through composite door with opaque window panel to front aspect, understairs storage cupboard, tiled flooring and door leading through to breakfast kitchen.

Breakfast Kitchen

16' 5" x 9' 10" (5.0m x 3.0m)

Matching high and low level storage units with tiled square edged work surfaces over and complimentary tiled splash backs, inset sink with drainer and chrome mixer tap, integrated four-ringed gas hob with extractor fan over, integrated oven and grill, space and plumbing for washing machine and dishwasher, space for fridge freezer, a gas central heating radiator, decorative ceiling coving, tiled flooring throughout, UPVC double glazed windows to front and rear aspect and opening through to rear entrance hallway.

Rear Entrance Hallway

Having tiled flooring, a gas central heating radiator, stairs leading to first floor landing, UPVC door to rear garden via porch and door leading through to lounge.

Lounge

16' 5" x 12' 6" (5m x 3.8m)

UPVC double glazed window to front and rear aspect, a feature electric fireplace with an 'Adam Style' surround and a gas central heating radiator.

First Floor Landing

UPVC double glazed window to front aspect, loft access, decorative ceiling coving and doors leading to other rooms.

Bedroom One

16' 5" x 9' 10" (5m x 3m)

UPVC double glazed window to front and rear aspect, decorative ceiling coving and gas central heating radiator.

Bedroom Two

7' 3" x 9' 10" (2.2m x 3m)

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

Bedroom Three

9' 2" x 9' 10" (2.8m x 3m)

UPVC double glazed window to rear aspect, built-in wardrobes with sliding doors and a gas central heating radiator.

House Bathroom

5' 11" x 6' 7" (1.8m x 2.0m)

Three piece suite comprising of a low level W/C, a pedestal hand wash basin with chrome taps, a panelled bath with chrome mixer tap and a handheld shower attachment and an electric shower over, tiled walls, wall-mounted gas heated chrome towel rail, built-in airing cupboard, UPVC double glazed opaque window to rear aspect and vinyl wood effect flooring.

Outside

Front of the property has a garden area which is set to soil with bushes and shrubs to borders and timber fencing to boundaries. Rear garden is mainly laid to lawn with borders incorporating bushes and shrubs, a decking area leading down to a stone walkway and a stone patio area which has a timber outdoor workshop, an outside tap and timber fencing to boundaries. Off-street parking is provided by a tarmacked driveway to the front accessed via wrought iron gates.

Property Details: D1