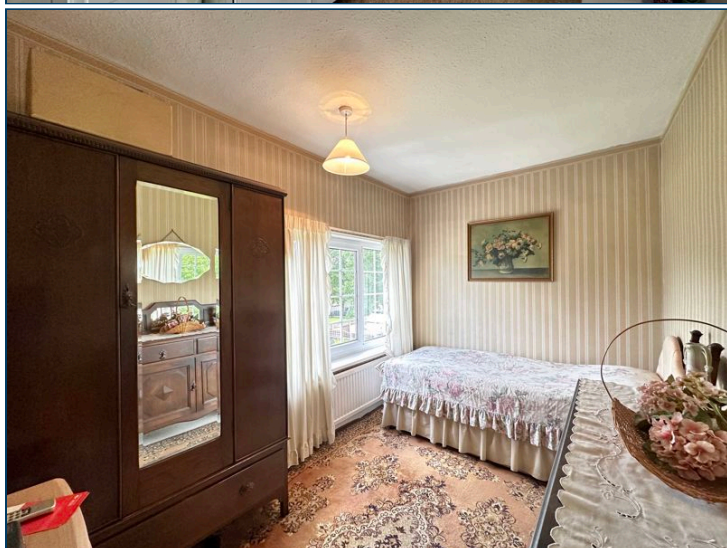


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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2 Alamo House, Pontefract, West Yorkshire WF8 1BN

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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.

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West Park Drive, Darrington, WF8 3HX Three Bedroom Semi-Detached, **Offers in the Region Of £225,000**

**No Onward Chain : Cottage Style and Close to Open Countryside
: In Need of Some Updating : Breakfast Kitchen and Utility
: Good Sized Bedrooms Throughout : Large Balcony Area with Open Views
: Garden with Sunny Positioned Seating Area : Driveway and
Detached Garage : Viewing A Must to Fully Appreciate**

PROPERTY DETAILS

Enfields are delighted to offer for sale this three bedroom semi-detached property situated within a sought after semi-rural area of Darrington.

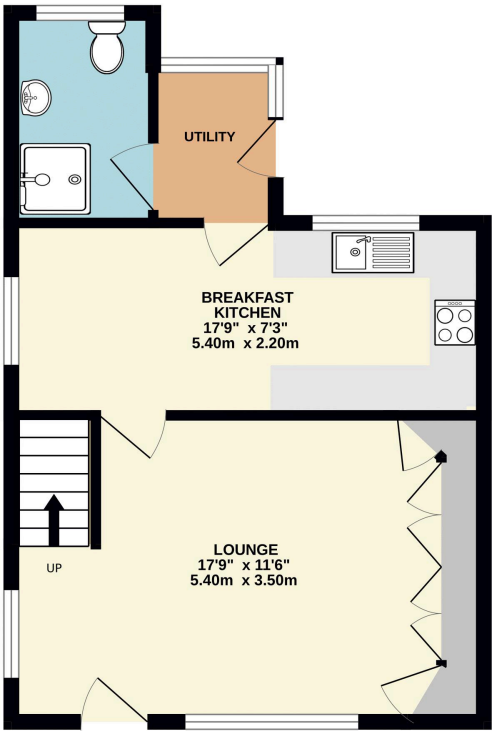
In need of some modernisation, this home is located close to a full range of local amenities found within Darrington, Pontefract town centre and Junction 32 Outlet Village, including shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape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

The property itself comprises to the ground floor; good sized lounge, breakfast kitchen, shower room and utility. To the first floor; two double bedrooms, good sized single bedroom and access to a sunny position balcony.

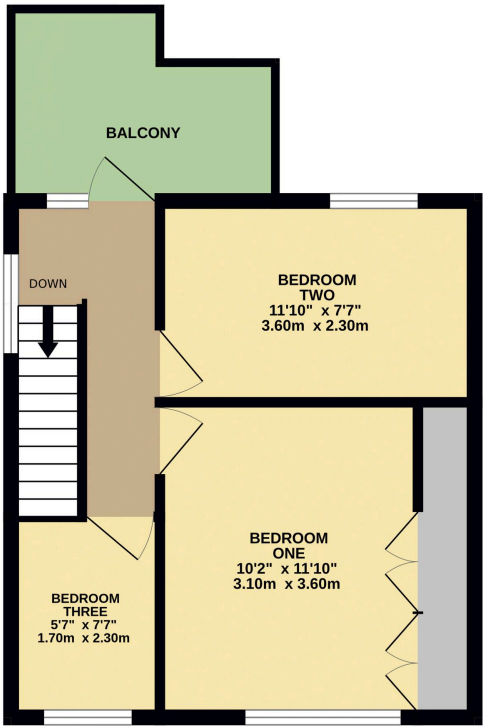
The property is situated in a sought after location and further benefits from having good sized gardens to the front and rear. Multiple off street parking is also provided by means of a driveway and detached garage. Available with no onward chain an internal viewing is highly recommended to appreciate what this home has to offer. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.4 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.
Made with Metropix ©2024

Lounge

11' 6" x 17' 9" (3.5m x 5.4m)

Enter through UPVC door with double glazed opaque window panel to front aspect, gas central heating radiator, built-in low level storage cupboards, two UPVC double glazed bow window to front aspect and UPVC double glazed window to side aspect, stairs to first floor landing and door leading through to breakfast kitchen.

Breakfast Kitchen

7' 3" x 17' 1" (2.2m x 5.2m)

Matching high and low level storage units with rolled edge wood effect work surfaces over and matching splash backs over, inset stainless steel sink with drainer and chrome mixer tap, integrated four-ringed electric hob with oven and grill beneath, space for full size fridge freezer, space and plumbing for dishwasher, stained wooden floorboards throughout, gas central heating radiator, UPVC double glazed windows to rear and side aspects and door leading through to utility.

Utility

5' 11" x 4' 7" (1.8m x 1.4m)

Space and plumbing for washing machine, tiled flooring, UPVC double glazed opaque window to rear and side aspect, a UPVC door leading to rear garden and a door through to bathroom.

House Bathroom

7' 10" x 5' 3" (2.4m x 1.6m)

A white three piece suite comprising of a low level W/C, a hand wash basin mounted over vanity unit with a chrome mixer tap and a walk-in electric shower, tiled flooring and tiled walls throughout, wall-mounted gas central heated towel rail and UPVC double glazed opaque window to rear aspect.

First Floor Landing

UPVC double glazed window to side aspect, loft access, doors leading into other rooms, UPVC French window to rear aspect, UPVC French door with double glazed window panel leading out to a large balcony looking out over countryside.

Bedroom One

11' 10" x 10' 2" (3.6m x 3.1m)

Having built-in wardrobes and storage, UPVC double glazed window to front aspect and a gas central heating radiator.

Bedroom Two

7' 7" x 11' 10" (2.3m x 3.6m)

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

Bedroom Three

7' 7" x 5' 7" (2.3m x 1.7m)

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

Outside

The front of the property has a garden which is mainly laid to lawn, bushes and shrubs to borders, timber fencing to boundaries, rear garden accessed via side of property through a timber gate. Rear garden being mainly laid to lawn with well-maintained borders incorporating mature bushes and shrubs, timber fencing to boundaries and a stone patio area. Multiple off-street parking is provided by a stone and pebbled tandem driveway leading to a detached garage with an up and over door.

Property Details: D1