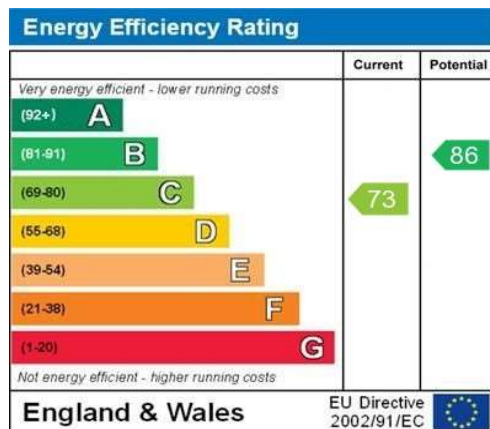


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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order; the buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily 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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Castlegate Drive, Pontefract, WF8 4RE Four Bedroom Detached **Offers in Excess of £360,000**

**Modern Presentation Throughout : Double Bedrooms Throughout :
Two Storey Extension and Larger Than Expected :
Large Lounge, Seperate Sitting Room, Study and Conservatory :
Expansive Master Bedroom with Modern En-Suite : Modern Dining Kitchen with
Fitted Appliances : Garden with Patio and Covered Entertaining Area : Multiple
Off Street Parking and Detached Garage : Highly Sought After Area**

PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive four bedroom, detached property situated in a much sought after residential area of Pontefract.

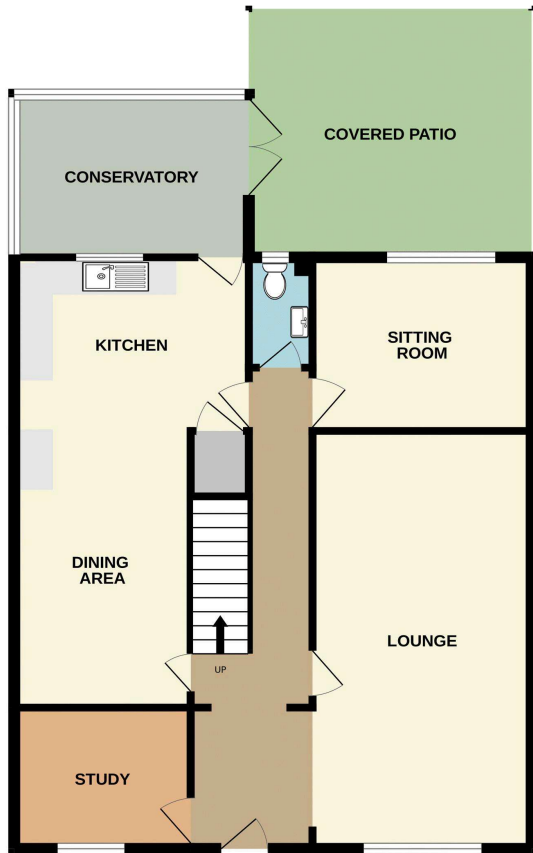
Modern presentation throughout, this family home is close to a full range of local amenities found within Pontefract and Junction 32 Outlet Village including shops, supermarkets, post office, banks, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, 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 provides flexible family living and comprises to the ground floor; reception hallway, generous lounge, sitting room, study conservatory and good sized modern dining kitchen. To the first floor; master bedroom with modern en-suite, three other good sized double bedrooms and a modern house bathroom.

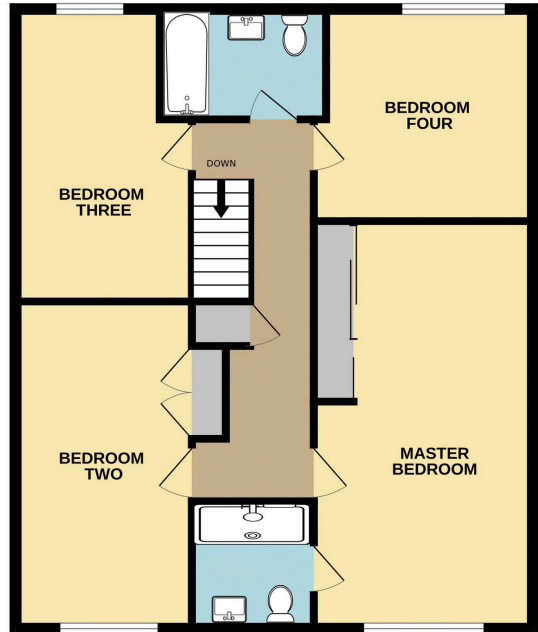
The property further benefits from having good sized gardens to both front and rear which includes and sunny positioned patio and a covered entertaining/BBQ area. Multiple off street parking is provided by means of a double driveway. An internal viewing is highly recommended to appreciate the accommodation this family home has to offer. Freehold: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
862 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA: 1667 sq.ft. (154.8 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

UPVC door with opaque window to front aspect, timber effect flooring throughout, stairs leading to first floor landing and opening leading through to lounge.

Lounge

21' 8" x 10' 2" (6.6m x 3.1m)

Spacious lounge having timber effect flooring, UPVC double glazed bow window to front aspect, built-in storage cupboards and double central heating radiator.

Study

7' 3" x 8' 2" (2.2m x 2.5m)

Timber effect flooring, UPVC double glazed bow window to front aspect and double central heating radiator.

Sitting Room

8' 10" x 10' 10" (2.7m x 3.3m)

UPVC double glazed window to rear aspect, timber effect flooring and double central heating radiator.

Downstairs W/C

White two piece suite comprising of a low level W/C with soft closing mechanisms and a wall-mounted hand wash basin with chrome mixer tap, tiled flooring, double central heating radiator and UPVC double glazed opaque window to rear aspect.

Dining Kitchen

23' 0" x 11' 6" (7.0m x 3.5m)

Modern kitchen having matching high and low level 'high gloss' storage units with granite work surfaces, complimentary granite upstands/splashbacks, inset ceramic sink with half sink and drainer. Space for cooking range with extractor hood over, integrated fridge and freezer, wall-mounted TV point, tiled flooring throughout, two central heating radiators, built-in storage cupboard and door leading through into conservatory.

Conservatory

8' 2" x 11' 6" (2.5m x 3.5m)

Tiled effect flooring, UPVC double glazed French doors giving direct access to rear garden, UPVC double glazed windows to both rear and side aspect.

First Floor Landing

Built-in storage cupboard, loft access and balustrade to staircase.

Master Bedroom

20' 4" x 11' 2" (6.2m x 3.4m)

Large bedroom having range of fitted wardrobes and cupboards, air conditioning unit, UPVC double glazed window to front aspect, central heating radiator and door leading through into en-suite.

En-Suite

Modern three piece suite comprising of a low level W/C, hand wash basin mounted over vanity unit and walk-in thermostatic controlled shower with drench style waterhead and detachable hose, modern tiling to walls and flooring throughout, chrome heated towel rail/radiator and UPVC double glazed opaque window to front aspect.

Bedroom Two

16' 9" x 8' 6" (5.1m x 2.6m)

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

Bedroom Three

14' 9" x 8' 6" (4.5m x 2.6m)

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

Bedroom Four

10' 10" x 11' 2" (3.3m x 3.4m)

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

House Bathroom

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

White three piece suite comprising of a low level W/C, hand wash basin mounted over vanity unit and P-shaped bath with thermostatic controlled shower over, modern tiling to walls and flooring throughout, chrome heated towel rail/radiator and UPVC double glazed opaque window to rear aspect.

Outside

Front garden is mainly faux lawn with feature pebbled borders, raised borders incorporating mature shrubs and bushes. Rear garden is mainly laid to lawn with raised borders incorporating mature shrubs and bushes. Additional feature of a covered patio/BBQ area ideal for outside entertaining and brick built storage shed with up and over door.

Property Particulars: D1