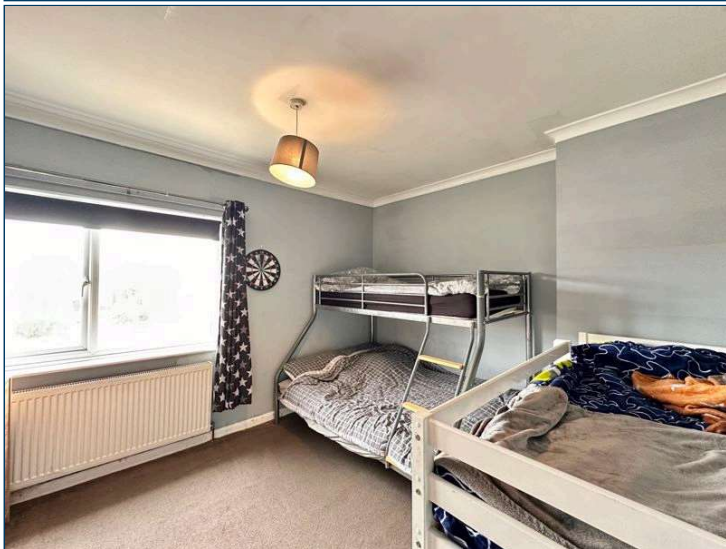


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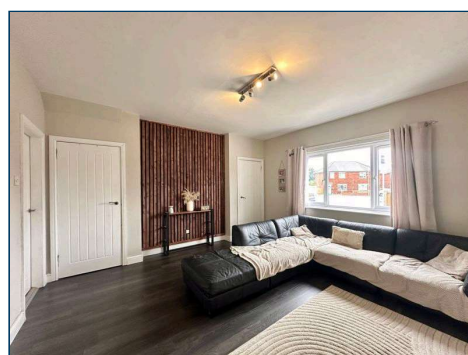


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.



Harewood Avenue, Pontefract, WF8 2ES Three Bedroom End Terrace **Offers in Excess of £185,000**

**Large End Plot : Well Presented Throughout : Good Sized Lounge
: Modern Breakfast Kitchen and Bathroom : Double Bedrooms Throughout
: Expansive Garden with Patio/Seating Area : Multiple Off Street Parking and
Detached Garage : Close to Local Amenities and Schools
: Viewing A Must to Fully Appreciate**

PROPERTY DETAILS

Enfields are delighted to offer for sale this three bedroom end terrace property located within a popular residential area of Pontefract.

This property is located close to a full range of local amenities found within Pontefract and Junction 32 Outlet Village including shops, supermarkets, 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 as well as comprehensive transport links into Wakefield, Doncaster and Leeds.

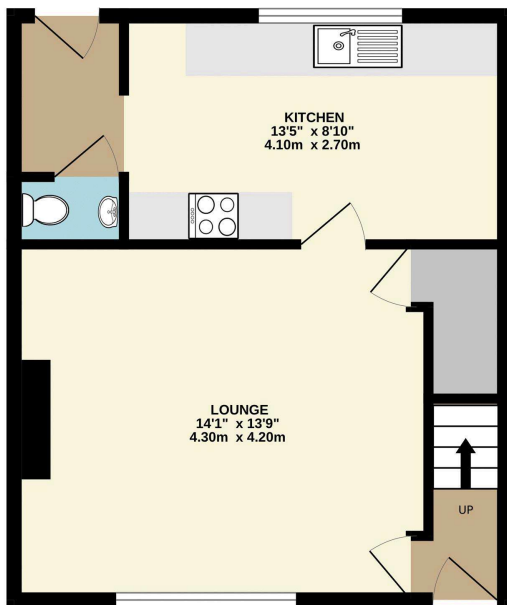
The property itself comprises to the ground floor; entrance hallway, downstairs w/c, storage cupboard, good sized breakfast kitchen, lounge and rear entrance hallway. To the first floor; three good sized bedrooms and house bathroom.

Located on a corner plot the property also benefits from having a sunny positioned garden. Multiple off street parking is provided by means of a double driveway leading onto a detached garage.

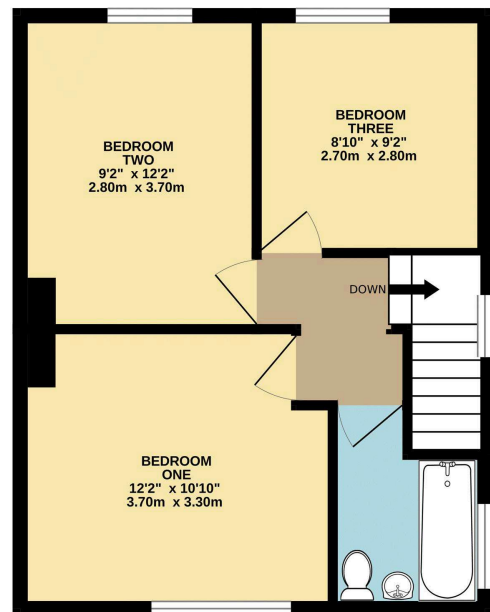
There is also potential to extend the property (subject to planning) therefore an extensive viewing is highly recommended to appreciate the accommodation and potential this property has to offer. Freehold: Council Tax Band A. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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 to front aspect, gas central heating radiator, stairs leading to first floor landing and door leading through to lounge.

Lounge

13' 9" x 14' 1" (4.2m x 4.3m)

Wood effect flooring throughout, useful under stairs storage cupboard, gas central heating radiator, UPVC double glazed window to front aspect and door through to breakfast kitchen.

Breakfast Kitchen

8' 10" x 13' 5" (2.7m x 4.1m)

Matching high and low level storage units with wood effect work surfaces over with matching splash backs, inset stainless steel sink with chrome mixer tap, integrated four-ringed electric hob with integrated oven beneath, space for full size fridge freeze, space and plumbing for washing machine and tumble dryer, wood effect flooring, UPVC double glazed window to rear aspect and opening leading through to rear entrance hallway.

Rear Entrance Hallway

5' 11" x 4' 3" (1.8m x 1.3m)

Enter through UPVC door to rear aspect, wood effect flooring and door leading through to downstairs W/C.

Downstairs W/C

2' 7" x 4' 3" (0.8m x 1.3m)

A two piece suite comprising of a low level W/C, a hand wash basin mounted over vanity unit with chrome mixer tap and tiled splash back and wood effect flooring.

First Floor Landing

UPVC double glazed window to side aspect, custom half-wall panelling, loft access and doors leading into other rooms.

Bedroom One

10' 10" x 12' 2" (3.3m x 3.7m)

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

Bedroom Two

12' 2" x 9' 2" (3.7m x 2.8m)

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

Bedroom Three

9' 2" x 8' 10" (2.8m x 2.7m)

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

House Bathroom

7' 10" x 5' 11" (2.4m x 1.8m)

A three piece suite comprising of low level W/C with soft close mechanism and hidden cistern, a hand wash basin mounted over vanity unit with chrome mixer tap, pannelled bath with chrome mixer tap and a handheld shower head attachment, tiled walls to splash prone areas, tiled floor, wall-mounted chrome gas heated towel rail and a UPVC double glazed opaque window to side aspect.

Outside

Front of the property is pebbled with hedging and timber fencing to boundaries, a stone walkway leading to front door, access to rear garden through a wrought iron gate. Rear garden has a stone patio area ideal for seating and entertaining leading to a garden which is mainly laid to lawn with a rear soft wood chippings area currently used as a play area, a raised timber decking area, timber fencing and hedging to boundaries and a hot a cold water tap. Multiple off-street parking is provided by means of a double pebbled driveway leading to a detached garage with an up and over door and a side timber access door.

Property Particulars: D1