

# enfields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	41	81
England & Wales	EU Directive 2002/91/EC	

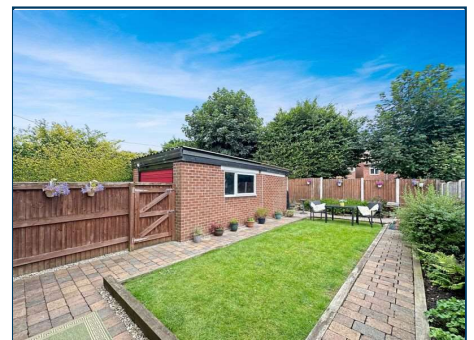
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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order; the buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily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





## Rhodes Crescent, Pontefract, WF8 3PY Three Bedroom Semi-Detached **Offers in Excess of £170,000**

**Well Presented Throughout : Lounge Through Dining Room  
: Good Sized Bedrooms : Modern Bathroom with Shower : Sunny Positioned  
Garden with Patio Area : Expansive Driveway and Detached Garage  
: In Need of Some Modernisation : Close to Local Amenities and  
Public Transport : Viewing A Must to Fully Appreciate**



## PROPERTY DETAILS

Enfields are delighted to offer for sale this three bedroom semi-detached 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.

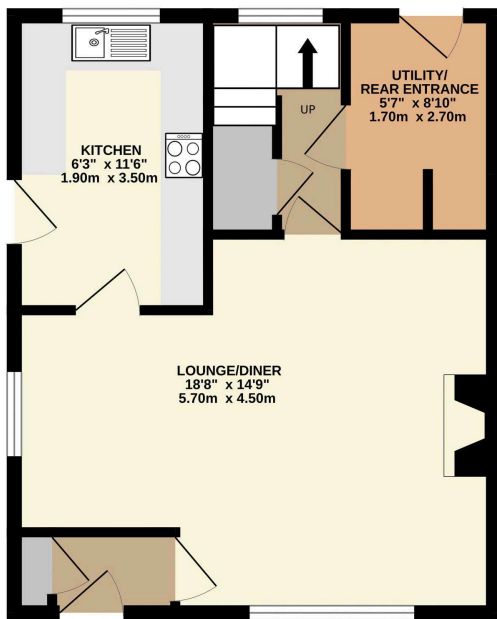
The property itself comprises to the ground floor; entrance hallway, storage cupboard, kitchen, good sized lounge diner, utility room/rear entrance hallway. To the first floor; three good sized bedrooms and a house bathroom.

The property further benefits from having a sunny positioned gardens to the rear. Multiple off street parking is provided by means of a double driveway leading onto a detached garage.

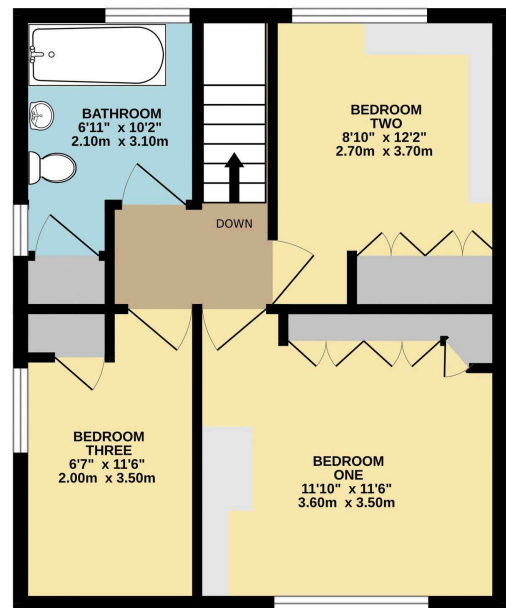
A viewing is highly recommended to appreciate the accommodation and potential this property has to offer. Freehold: Council Tax Band B. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS

GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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## Entrance Hallway

Enter through UPVC door with double glazed opaque window panel to front aspect, useful storage cupboard and door leading through to lounge diner.

## Lounge Diner

*14' 9" x 18' 8" (4.5m x 5.7m)*

Economy 7 radiators, a feature electric fireplace with an 'Adam' style surround and marble hearth and back, picture railing to walls, UPVC double glazed windows to front and side aspect and side and door leading through to kitchen and door leading through to inner hallway.

## Kitchen

*11' 6" x 6' 3" (3.5m x 1.9m)*

Matching high and low level storage units with rolled edge marble effect work surfaces over with complimentary tiled walls to splash prone areas, inset sink with half sink, drainer and chrome mixer tap, integrated four-ringed gas hob with extractor fan over and oven and grill beneath, integrated full size fridge freezer, Economy 7 radiator, recess spotlights, tiled flooring, UPVC double glazed window to rear aspect and UPVC door with double glazed opaque window panel to side aspect.

## Inner Hallway

Useful under stairs storage cupboard, small gas heater, UPVC double glazed window to rear aspect and door through to utility.

## Utility/Rear Entrance Hallway

*8' 10" x 5' 7" (2.7m x 1.7m)*

Economy 7 radiator, wooden panels to walls, built-in storage areas divided by tiled walls, space and plumbing for washing machine, UPVC door with double glazed opaque window panel leading to rear garden.

## First Floor Landing

Economy 7 radiator, loft access and doors leading into other rooms.

## Bedroom One

*11' 6" x 11' 10" (3.5m x 3.6m)*

UPVC double glazed window to front aspect, built-in storage/wardrobes and Economy 7 radiator.

## Bedroom Two

*12' 2" x 8' 10" (3.7m x 2.7m)*

UPVC double glazed window to rear aspect, small gas heater and built-in storage/wardrobes.

## Bedroom Three

*11' 6" x 6' 7" (3.5m x 2.0m)*

UPVC double glazed window to side aspect and built-in storage/wardrobes.

## House Bathroom

*10' 2" x 6' 7" (3.1m x 2.0m)*

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 an electric shower over, built-in storage cupboard, tiled walls throughout, recess spotlights, wall-mounted chrome gas heated towel rail and a UPVC double glazed opaque window to rear and side aspect.

## Outside

Front of the property has a decorative pebbled area incorporating mature bushes and shrubs, timber fencing to boundaries, a covered porch, access to rear garden through a timber gate. Rear garden is well presented and maintained throughout consisting of block paved patio and walkways, split by a garden which is mainly laid to lawn, decorative borders incorporating mature bushes and shrubs, timber fencing to boundaries. Multiple off-street parking is provided by means of a double block paved driveway accessed through double wrought iron gates leading to a detached garage with an up and over door, power, lighting and a window to side aspect.

Property Particulars: D1