

# enfields



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

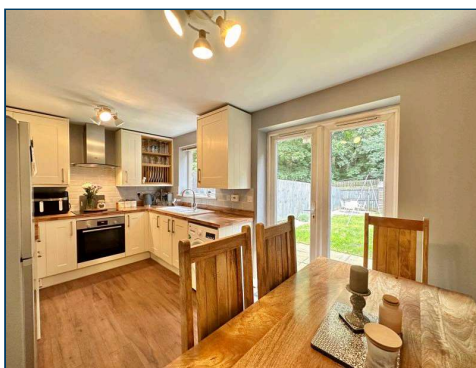
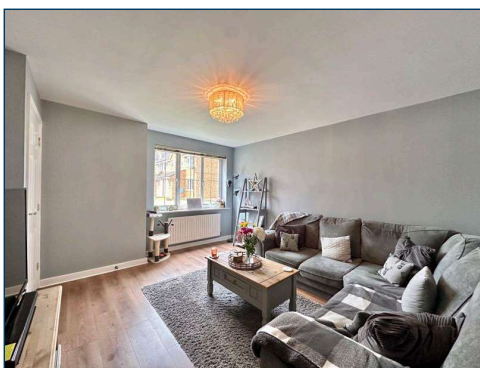
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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order; the buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily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

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## Cromwell Mount, Pontefract, WF8 1QN Three Bedroom Townhouse, **£170,000**

**Modern Presentation Throughout : Good Sized Lounge  
: Modern Dining Kitchen : Good Sized Bedrooms : Modern Bathroom  
with Shower : Sunny Positioned Garden with Patio  
: Two Allocated Car Parking Spaces : 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 townhouse situated within a sought after residential area of Pontefract.

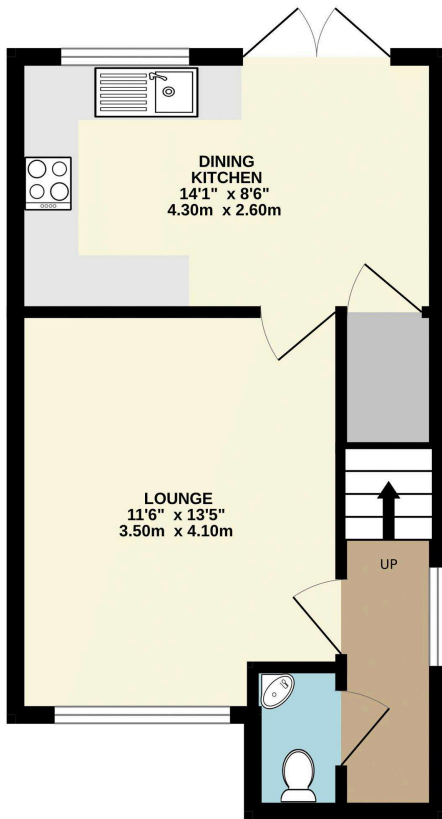
Well-presented throughout, this family home is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village, including shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, 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 as well as comprehensive transport links into Wakefield, Doncaster and Leeds.

The property itself comprises to the ground floor; entrance hall, downstairs W/C, lounge, modern dining kitchen. To the first floor; two double bedrooms, one single bedroom and a modern three piece house bathroom.

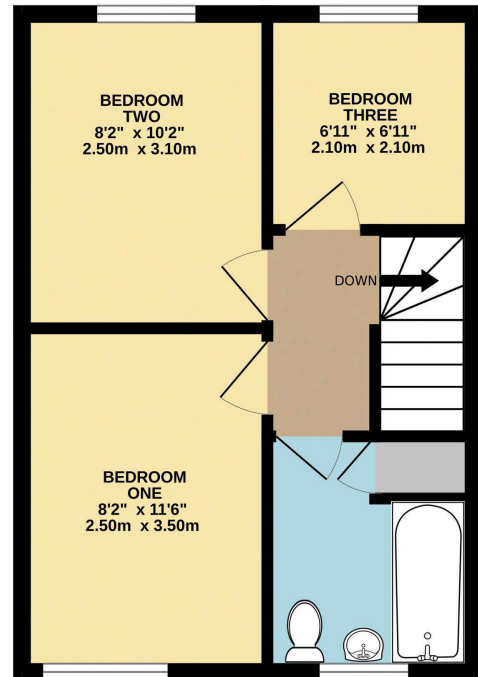
The property also benefits from having a sunny positioned garden to the rear which includes a patio area that is ideal for outside entertaining. Multiple off street parking is provided by means of two private parking spaces. Located in a sought after location an internal viewing is highly recommended to appreciate the accommodation this family home has to offer. Freehold: Council Tax Band B. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS

GROUND FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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 door to front aspect, wood effect flooring, gas central heating radiator, UPVC double glazed window to side aspect, stairs leading to first floor landing and doors leading through to other rooms.

### Downstairs W/C

*4' 7" x 2' 11" (1.4m x 0.9m)*

A two piece suite comprising of a low level W/C and a wall-mounted corner hand wash basin with chrome taps, UPVC double glazed opaque window to front aspect, a gas central heating radiator and wood effect flooring.

### Lounge

*13' 5" x 11' 6" (4.1m x 3.5m)*

Wood effect flooring throughout, gas central heating radiator, UPVC double glazed window to front aspect and door through to kitchen.

### Dining Kitchen

*8' 6" x 14' 1" (2.6m x 4.3m)*

Matching high and low level storage units with squared edge wood effect work surfaces over with matching splash backs over, complimentary tiles to splash prone areas, inset ceramic sink with half sink, drainer and chrome mixer tap, integrated four-ringed electric hob with extractor fan over and integrated oven beneath, space for full size fridge freezer, space and plumbing for washing machine, wood effect flooring, useful under stairs storage cupboard, UPVC double glazed window to rear aspect and UPVC double glazed French doors leading to rear garden.

### First Floor Landing

UPVC double glazed window to side aspect, loft access and doors leading into other rooms.

### Bedroom One

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

UPVC double glazed window to front aspect, wood effect flooring and gas central heating radiator

### Bedroom Two

*10' 2" x 7' 7" (3.1m x 2.3m)*

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

### Bedroom Three

*6' 11" x 6' 11" (2.1m x 2.1m)*

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

### House Bathroom

*8' 6" x 6' 3" (2.6m x 1.9m)*

A three piece suite comprising of low level W/C, a pedestal hand wash basin with chrome taps, pannelled bath with chrome taps and an electric shower over, tiled walls to splash prone areas, wood effect floor, gas central heating radiator, an airing cupboard housing boiler and a UPVC double glazed opaque window to front aspect.

### Outside

Front of the property has a garden area which is mainly laid to lawn with a stone walkway leading to front door, access to rear garden via a shared stone walkway with decorative pebbles to borders through a timber gate. Rear garden has a stone patio area ideal for seating and entertaining leading to a garden which is mainly laid to lawn with decorative stone/pebbled borders, an additional rear stone patio area, timber shed for storage, timber fencing to boundaries and an outside tap. Off-street parking is provided by means of a two private car parking spaces in the carpark adjacent to house.

Property Details: D1