

# enfields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

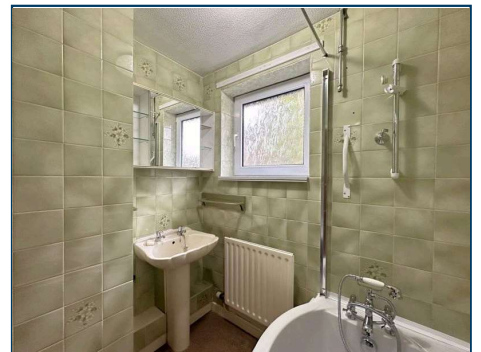
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## Gleneagles Road, Featherstone, WF7 6NA Three Bedroom Detached Bungalow **Offers in Excess of £250,000**

**No Onward Chain : In Need of Some Modernisation : Potential to Covert Full Sized Basement (Review Floorplans) : Good Sized Lounge and Bedrooms : Gardens to Front and Rear : Driveway and Garage (Including Workshop and Utility Room) : Sought After Location : Close to Local Amenities and Public Transport : Viewing A Must to Fully Appreciate Potential**

## PROPERTY DETAILS

Enfields are delighted to offer for sale this expansive three bedroom detached bungalow situated within the highly regarded residential area of Gleneagles Road, Featherstone

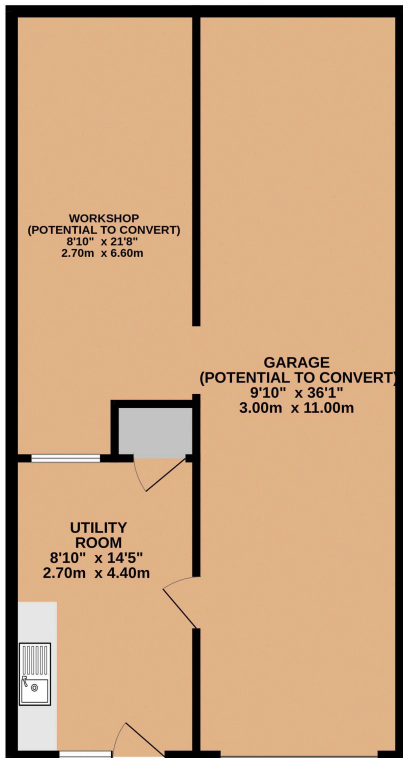
Occupying a good sized plot and providing flexible living space, this property is located close to a full range of local amenities found within Featherstone town centre and Junction 32 Outlet Village, including shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford local golf courses, 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; kitchen, large lounge, three good sized bedrooms, family bathroom and W/C. To the lower ground floor; workshop, utility room and large garage.

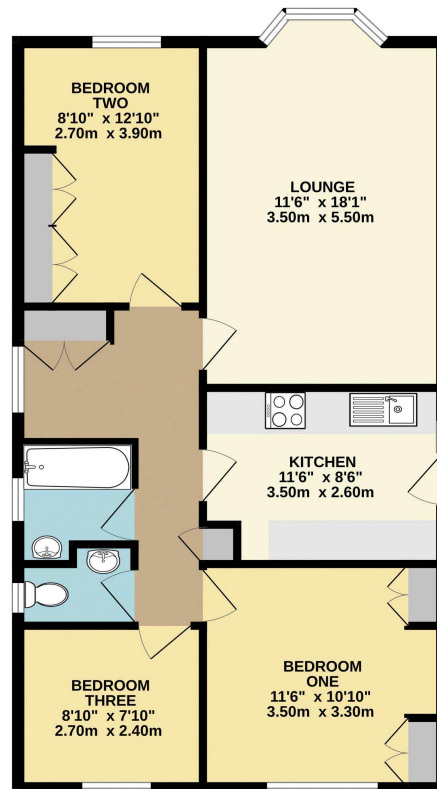
The property also has a well stocked and maintained garden with a paved patio area ideal for outside entertaining. Multiple off-street parking is also provided by means of a driveway and an integral garage. Available with no onward chain, an internal viewing is highly recommended to appreciate the accommodation and potential this expansive property has to offer. Freehold: Council Tax Band C. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS

LOWER GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



GROUND FLOOR  
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA: 1415 sq.ft. (131.5 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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### **Kitchen**

**8' 6" x 11' 6" (2.6m x 3.5m)**

Enter through UPVC door with double glazed opaque window panels to side aspect, matching high and low level storage units with roll edged granite effect work surfaces over and complimentary tiled splashbacks, inset stainless steel sink, half sink with drainer and chrome mixer tap, space for cooker, space for full sized fridge freezer, wood effect flooring, gas central heating radiator, UPVC double glazed window to side aspect and door leading through to inner hallway.

### **Inner Hallway**

Built-in storage cupboards, a gas central heating radiator, loft access and UPVC double glazed window to side aspect.

### **Lounge**

**16' 9" x 11' 6" (5.1m x 3.5m)**

Gas central heating radiator, a disconnected unused wall-mounted gas fireplace, UPVC double glazed bay window to rear aspect and decorative ceiling coving.

### **Bedroom One**

**10' 10" x 11' 6" (3.3m x 3.5m)**

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

### **Bedroom Two**

**12' 10" x 8' 10" (3.9m x 2.7m)**

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

### **Bedroom Three**

**7' 10" x 8' 10" (2.4m x 2.7m)**

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

### **House Bathroom**

**5' 11" x 5' 7" (1.8m x 1.7m)**

Two piece suite comprising of a pedestal hand wash basin with chrome taps and a pannelled bath with chrome mixer tap and handheld shower head attachment, tiled walls throughout, gas central heating radiator and UPVC double glazed window to side aspect.

### **W/C**

**2' 11" x 5' 7" (0.9m x 1.7m)**

Two piece suite comprising of a low level W/C and a handwash basin mounted over vanity unit with chrome taps, built-in high level storage, a gas central heating radiator and UPVC double glazed window to side aspect.

### **Lower Floor Utility Room**

**14' 5" x 8' 10" (4.4m x 2.7m)**

Enter through UPVC door with double glazed opaque window panel to front aspect, matching high and low level storage units with inset sink with drainer and chrome mixer taps, space and plumbing for washing machine and tumble dryer, a built-in storage cupboard and door through to garage.

### **Garage**

**36' 1" x 9' 10" (11.0m x 3.0m)**

Being a large space with potential to convert, a newly install electric door, power and lighting and opening through to workshop.

### **Workshop**

**21' 8" x 9' 2" (6.6m x 2.8m)**

Being equipped with work surfaces, power and lighting and potential to convert.

### **Outside**

Front of the property has garden areas which are mainly laid to lawn with bushes and shrubs to borders, hedging and timber fencing to boundaries, a decking area ideal for seating, a stone patio area, steps leading up to either side of the property, stone walkways leading to the rear of the property which has a garden being mainly laid to lawn. Multiple off-street parking is provided by means of a rear driveway accessed via double wooden gates leading to an integral garage.

**Property Particulars: D1**