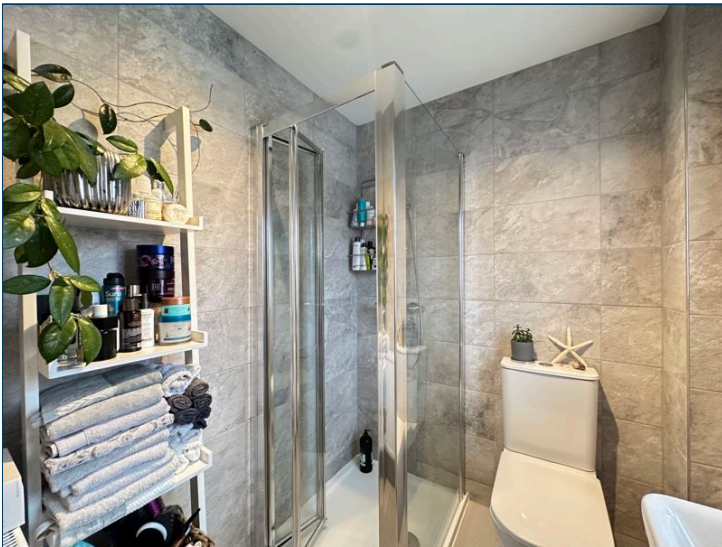
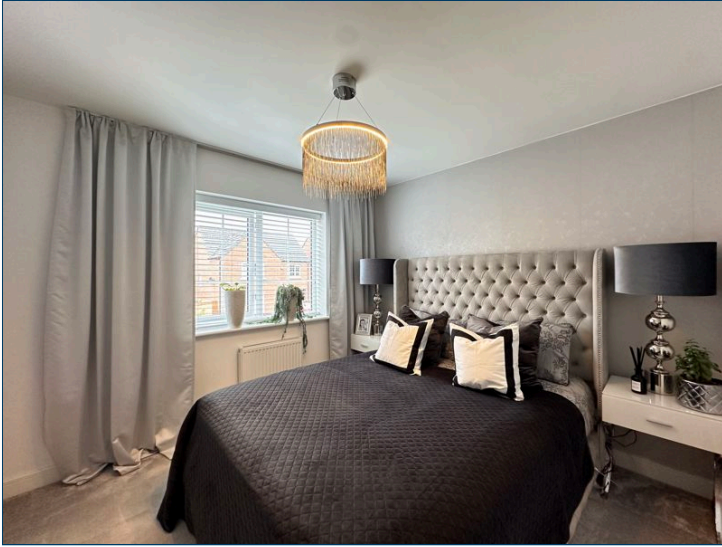


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	96
(81-91)	B	84
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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2 Alamo House, Pontefract, West Yorkshire WF8 1BN

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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 Conveyancer 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 this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.



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## Castle Crescent, Pontefract, WF8 2FX Three Bedroom Semi-Detached, **£240,000**

**Beautifully Presented Throughout : Numerous Additional Features/Upgrades :  
Modern Dining Kitchen with French Doors : Good Sized Bedrooms :  
Modern Bathroom and En-Suite : Sunny Positioned Garden with Raised  
Decking/Seating Area : Off Street Parking : Close to Local Amenities  
and Public Transport : Viewing A Must to Fully Appreciate Quality**



## PROPERTY DETAILS

Enfields are delighted to offer for sale this modern three bedroom, semi-detached property situated within the popular residential area of Pontefract.

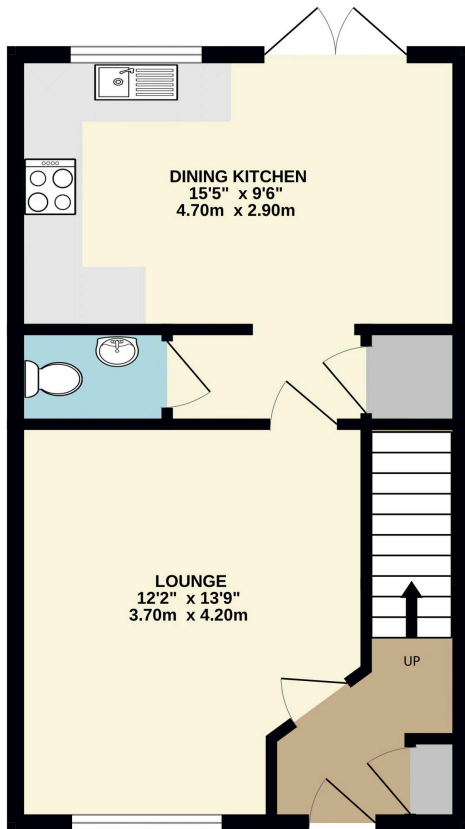
Modern throughout, this family home is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village both of which have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, 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 accommodation briefly comprises; to the ground floor, entrance hallway, lounge, open plan modern dining kitchen and downstairs W/C. To the first floor; three good sized bedrooms, modern en-suite to master bedroom and a three piece house bathroom.

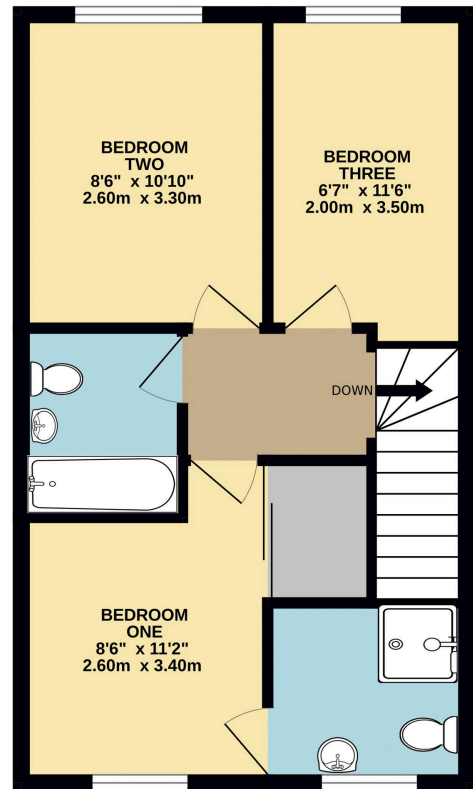
The property further benefits from having a secure and enclosed rear garden with an expansive decking area that is ideal for outside entertaining. Off-street parking is provided by means of a tandem driveway to the front. Located within a sought after area, an internal viewing is highly recommended to appreciate what this 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  
409 sq.ft. (38.0 sq.m.) approx.



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



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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 with double glazed opaque window panel to front aspect, tiled wood effect flooring, useful storage cupboard, gas central heating radiator, door through to lounge and staircase with customer half wall panelling and plinth lighting leading to first floor landing.

## Lounge

*13' 9" x 12' 2" (4.2m x 3.7m)*

Tiled wood effect flooring, UPVC double glazed window to front aspect, a gas central heating radiator and door leading through to dining kitchen.

## Dining Kitchen

*9' 6" x 15' 5" (2.9m x 4.7m)*

Matching high and low level storage units with granite squared edge work surfaces over with matching splash backs, inset stainless steel sink with half sink, drainer and chrome mixer tap, integrated four-ringed gas hob with extractor fan over, integrated oven and grill, integrated full sized fridge freezer, integrated washing machine and dishwasher, tiled wood effect flooring, gas central heating radiator, customer wall panelling, useful understairs storage cupboard, door to downstairs W/C, UPVC double glazed French doors leading through to rear garden and UPVC double glazed window to rear aspect.

## Downstairs W/C

*3' 3" x 5' 3" (1m x 1.6m)*

Two piece suite comprising of a low level W/C with hidden cistern and soft close mechanism, a wash basin mounted over vanity unit with chrome mixer tap, tiled marble effect flooring and walls throughout, built-in shelved storage and a gas central heating radiator.

## First Floor Landing

Gas central heating radiator, customer half wall panelling, loft access and doors leading to other rooms.

## Bedroom One

*11' 2" x 8' 6" (3.4m x 2.6m)*

UPVC double glazed window to front aspect, built-in wardrobes with mirrored sliding doors, gas central heating radiator and door to en-suite.

## En-suite

*5' 3" x 5' 7" (1.6m x 1.7m)*

Three piece suite comprising of a low level W/C with soft close mechanism, a wash basin mounted over vanity unit with chrome mixer tap and a walk-in mains fed thermostatic controlled shower, tiled walls and floors throughout, gas central heating radiator, UPVC double glazed opaque window to front aspect.

## Bedroom Two

*10' 10" x 8' 6" (3.3m x 2.6m)*

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

## Bedroom Three

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

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

## House Bathroom

*6' 7" x 5' 7" (2.0m x 1.7m)*

Three piece suite comprising of a low level W/C with soft close mechanism, a wash basin mounted over vanity unit with chrome mixer tap and a pannelled bath with chrome taps, tiled walls and floors throughout and gas central heating radiator.

## Outside

Front of the property has a garden which is mainly laid to lawn with decorative pebbles, bushes and shrubs to borders, a stone walkway leading to front door with a covered porch, a secure timber gate giving access to rear garden. Rear garden having an artificial lawn area leading up to a raised decking area ideal for seating and entertainment, a timber fencing to boundaries, decorative pebbles to borders plus raised borders incorporating mature bushes and shrubs and an outside tap. Multiple off-street parking is provided by a tandem driveway to the side of the house.

Property Particulars: D1