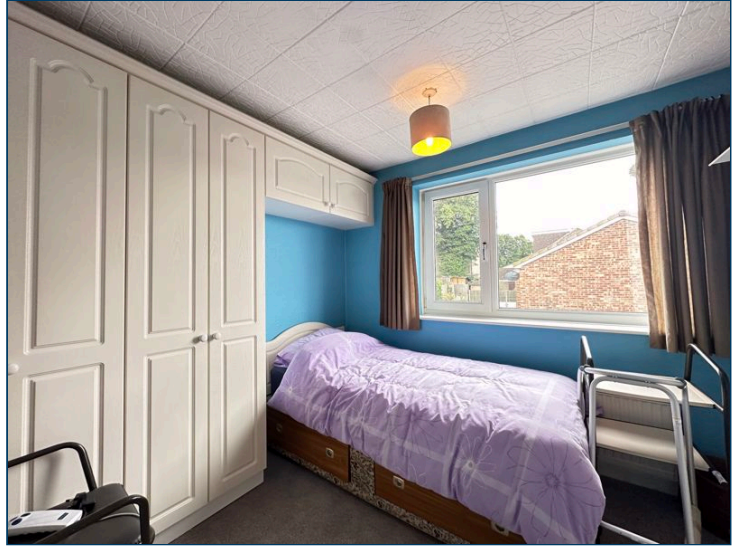


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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		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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Ramsden Close, Brotherton, WF11 9LG Three Bedroom Mid Terrace, **£150,000**

No Onward Chain : In Need of Some Modernisation : Lounge Through Dining Room : Spacious Kitchen : Good Sized Bedrooms : Four Piece Family Bathroom : Sunny Positioned Patio to Garden : 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 mid terraced property situated within a popular residential area of Brotherton.

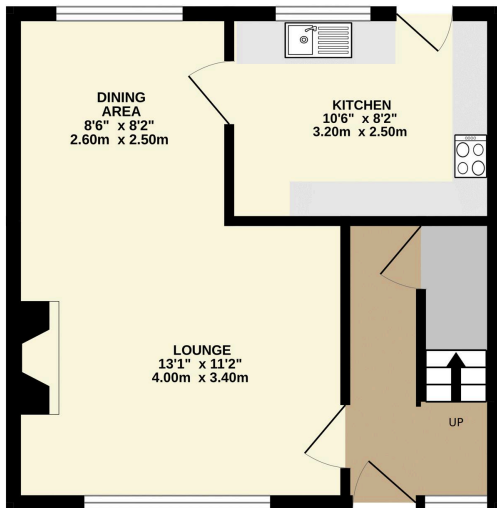
In need of modernisation, this family home is located within a popular residential area of Brotherton, close to a full range of local amenities found within Knottingley, Pontefract and Junction 32 Outlet Village which all have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, 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 briefly comprises; to the ground floor, entrance hallway, good sized lounge diner and kitchen. To the first floor; three good sized bedrooms and a four piece house bathroom.

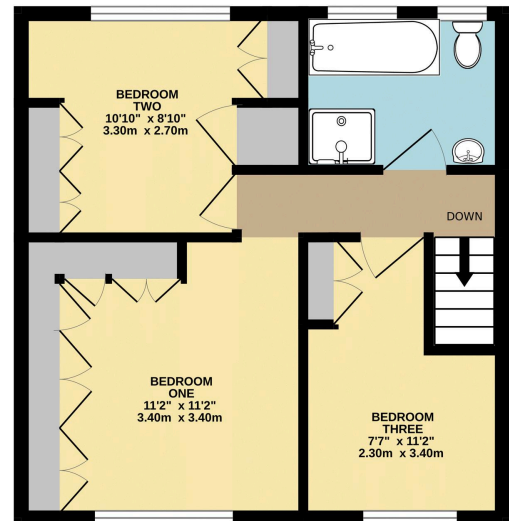
The property also benefits from having a sunny positioned garden to the rear. A viewing is highly recommended to appreciate the accommodation this property has to offer. Freehold: Council Tax Band A. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
361 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.9 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

11' 2" x 5' 11" (3.4m x 1.8m)

Enter through UPVC door with double glazed opaque window panel to front aspect, UPVC double glazed window to front aspect, gas central heating radiator, useful understairs storage cupboard, stairs leading to first floor landing and doors leading through to lounge diner.

Lounge Diner

20' 0" x 13' 1" (6.1m x 4m)

Having a gas central heating radiator, a feature electric fireplace with a marble 'Adam' style surround, hearth and back, UPVC double glazed windows to front and rear aspects and door leading through to kitchen.

Kitchen

8' 2" x 10' 6" (2.5m x 3.2m)

Matching high and low level storage units with rolled edge work surfaces over and complimentary tiled splashbacks, inset stainless steel sink with drainer and chrome mixer tap, integrated four-ringed electric hob with extractor fan over, oven and grill beneath, space for fridge freezer, tiled flooring throughout, useful under stairs storage cupboard, UPVC double glazed window to rear aspect, a UPVC door with double glazed opaque window panel to rear aspect, giving access to rear patio.

First Floor Landing

Loft access and doors leading into other rooms.

Bedroom One

11' 2" x 11' 2" (3.4m x 3.4m)

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

Bedroom Two

8' 10" x 10' 10" (2.7m x 3.3m)

UPVC double glazed window to rear aspect, built-in wardrobes, a built-in storage cupboard housing the boiler and a gas central heating radiator.

Bedroom Three

11' 2" x 7' 7" (3.4m x 2.3m)

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

House Bathroom

5' 7" x 8' 2" (1.7m x 2.5m)

Four piece suite comprising of low level W/C, a hand wash basin mounted over vanity unit with chrome mixer tap, a panelled bath with chrome mixer tap and a walk-in electric shower, recessed, tiled walls throughout, vinyl tiled effect flooring, a wall-mounted gas central heated chrome towel rail, recessed spotlights and a UPVC double glazed opaque windows to rear aspect.

Outside

Front of the property has stone paved area split across two tiers with steps leading to front door, brick walling to front boundary. Rear garden being mainly laid to stone with low maintenance borders incorporating bushes and shrubs, an outside tap, a timber storage shed, brick walling and timber fencing to boundaries and a wrought iron gate giving access from the rear.

Property Particulars: D1