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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(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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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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Friarwood Lane, Pontefract, WF8 1DY Two Bedroom Mid-Terrace, **£170,000**

**No Onward Chain : Good Sized Southerly Facing Garden : Off Street Parking
: Ideal For First Time Buyers : Good Sized Lounge and Dining Room
: Double Bedrooms Throughout : Potential To Convert Loft (Subject to
Planning) : Close to Friarwood Valley Gardens and Town Centre
: Viewing A Must to Fully Appreciate**

PROPERTY DETAILS

Enfields are delighted to offer for sale this two bedroom mid terraced property situated within the popular residential area of Pontefract.

Well presented throughout, this home is located close to a full range of local amenities found within Pontefract 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 and is within easy reach of rail and motorway networks.

The property itself comprises to the ground floor; hallway, lounge, dining room, a large kitchen and a useful storage area. To the first floor; two large double bedrooms and house bathroom.

The property further benefits from having a southerly positioned and large rear garden. Available with no onward chain an internal viewing is highly recommended to appreciate what this home has to offer. Freehold: Council Tax Band A. For further information regarding this property please contact Pontefract Estate Agents, Enfields

FLOOR PLANS



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

15' 1" x 3' 3" (4.6m x 1m)

Enter through UPVC door with double glazed opaque window panel to front aspect, wood effect flooring, a gas central heating radiator, a feature archway, decorative coving to ceilings, stairs leading to first landing and doors leading to other rooms.

Lounge

12' 2" x 11' 10" (3.7m x 3.6m)

UPVC double glazed windows to front aspect, a gas central heating radiator, an electric fireplace mounted on a marble hearth, gas central heating radiator.

Dining Room

12' 10" x 15' 5" (3.9m x 4.7m)

UPVC double glazed window to rear aspect, decorative ceiling coving, gas central heating radiator, a wall-mounted electric fireplace, door leading through to kitchen, a useful understairs storage area having matching high and low level storage units with granite effect work surfaces and matching splash backs over.

Kitchen

14' 9" x 7' 10" (4.5m x 2.4m)

Matching high and low level storage units with granite effect rolled edge work surfaces over and matching splash backs, additional complimentary tiled splash back, inset ceramic, half sink, drainer and mixer tap, space for oven and grill with extractor fan over, integrated full sized fridge-freezer, recess spotlights, gas central heating radiator, tiled flooring throughout, UPVC double glazed window to side aspect, double glazed skylight window and door leading out to rear courtyard.

First Floor Landing

Decorative coving, doors leading into other rooms and loft access.

Bedroom One

11' 10" x 15' 5" (3.6m x 4.7m)

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

Bedroom Two

16' 1" x 7' 7" (4.9m x 2.3m)

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

Family Bathroom

9' 10" x 7' 7" (3m x 2.3m)

Three piece suite comprising of low level W/C, a pedestal hand wash basin with chrome mixer tap and tiled splash back, a pannelled bath with chrome mixer tap and a mains fed thermostatic controlled shower over, tiled walls to splash prone areas, recess spotlights, wall-mounted chrome heated towel rail, UPVC double glazed opaque window to rear aspect and wood effect flooring throughout.

Outside

Front of the property is accessed through a wrought iron gate with a decorative pebbled area, a shared block paved walkway leading to front door, timber fencing and brick walling to boundaries. Rear of the property is a courtyard accessed from kitchen with timber fencing to boundaries and a timber gate leading to garden which is mainly laid to lawn, of a good size and southernly facing, a stone patio area which can be used as off street double vehicle parking.

Property Details: D1