

enfields



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		90
(69-80)	C	76	
(55-68)	D		
(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.



Rhodes Crescent, Pontefract, WF8 3PX Three Bedroom Semi-Detached, **£97,500**

- Shared Ownership : Well Presented Throughout**
: Good Sized Modern Dining Kitchen : Large Lounge : Large Bedrooms Throughout
: Garden with Patio/Seating Area : Off Street Parking with Driveway : Close to Local Amenities and Public Transport
: Leasehold: 81 Years and 8 Months remaining as of August 2024
: Based on 50% share purchased; Service Charge £20.94pm; Rent £280.36pm

PROPERTY DETAILS

Enfields are delighted to offer for sale this three bedroom semi-detached property located within a popular residential area of Pontefract.

This property is located close to a full range of local amenities found within Pontefract and Junction 32 Outlet Village including shops, supermarkets, 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.

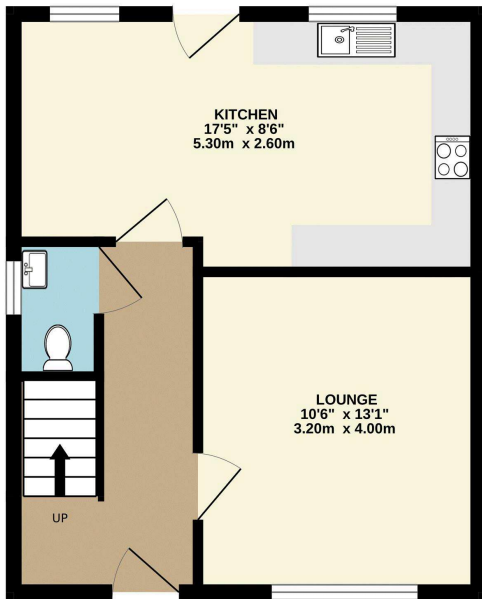
The property itself comprises to the ground floor; entrance hallway, downstairs W/C, dining kitchen, good sized lounge. To the first floor; three good sized bedrooms and a house bathroom.

The property further benefits from having a sunny positioned garden to the rear. Off street parking is provided by means of a driveway to the side of the property.

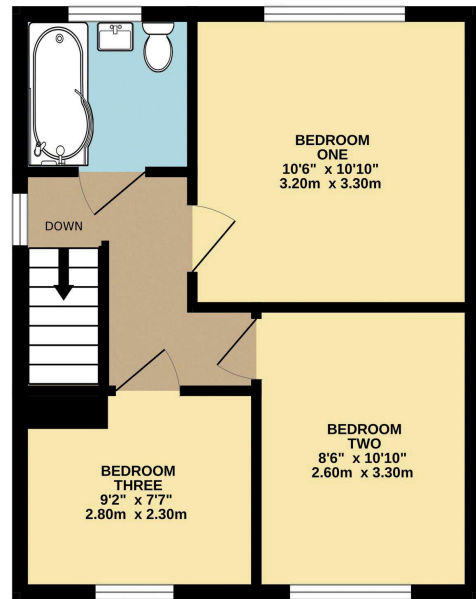
A viewing is highly recommended to appreciate the accommodation and potential this property has to offer. Shared ownership. Up to 100% of the freehold can be purchased. Leasehold: Council Tax Band B. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
376 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 740 sq.ft. (68.7 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 panels to front aspect, stairs leading to first floor landing and door leading through to other rooms

Lounge

13' 1" x 10' 6" (4m x 3.2m)

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

Downstairs W/C

4' 11" x 2' 11" (1.5m x 0.9m)

A two piece suite comprising of low level W/C with soft close mechanism and a hand wash basin mounted over vanity unit with chrome mixer tap and a UPVC double glazed opaque window to side aspect.

Dining Kitchen

8' 6" x 17' 5" (2.6m x 5.3m)

Matching high and low level storage units with rolled edge work surfaces over, tiled walls to splash prone areas, inset stainless steel sink with drainer and chrome taps, space for cooker, space and plumbing for washing machine, space for full size fridge freeze, gas central heating radiator, vinyl flooring, UPVC double glazed windows to rear aspect and composite door with double glazed opaque window panels to rear aspect.

First Floor Landing

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

Bedroom One

10' 10" x 10' 6" (3.3m x 3.2m)

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

Bedroom Two

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

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

Bedroom Three

7' 7" x 9' 2" (2.3m x 2.8m)

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

House Bathroom

6' 7" x 5' 11" (2m x 1.8m)

A three piece suite comprising of low level W/C with soft close mechanism and hidden cistern, a hand wash basin mounted over vanity unit with chrome mixer tap, pannelled L-shaped bath with chrome mixer tap and a mains fed thermostatic controlled shower over with waterfall showerhead attachment, vinyl walls to splash prone areas, wall-mounted chrome gas heated towel rail and a UPVC double glazed opaque window to rear aspect.

Outside

Front of the property has a decorative pebbled area over three tiers with wooden sleeps low wooden fence to boundaries, stone steps leading up to front door with a covered porch, access to rear garden through a timber gate to the side of property which is mainly laid to lawn. Rear garden is well presented and maintained throughout, mainly laid to artificial lawn with a stone patio area. A timber storage shed and fencing to boundaries. Off-street parking is provided by means of a tarmacked driveway to side of property.

Property Details: D1