

enfields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(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 we 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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Lyon Road, Pontefract, WF8 3PJ Three Bedroom Semi Detached **Offers in Excess of £180,000**

**No Onward Chain : Lounge and Dining Area : Spacious Kitchen
: Conservatory and Cloakroom : Good Sized Bedrooms Throughout
: Bathroom with Separate W/C : Gardens to Rear Including Decking Area
: Multiple Off Street Parking with Garage : Viewing A Must to Fully Appreciate**

PROPERTY DETAILS

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

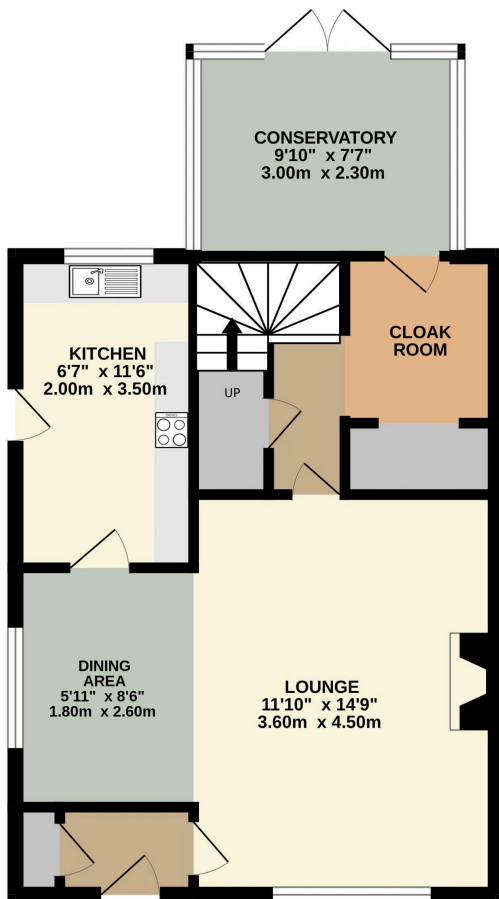
Well presented throughout, this family home is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village, including shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses 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; reception vestibule, lounge, dining area, conservatory and kitchen. To the first floor; two double bedrooms, good sized single bedroom and house bathroom with separate W/C.

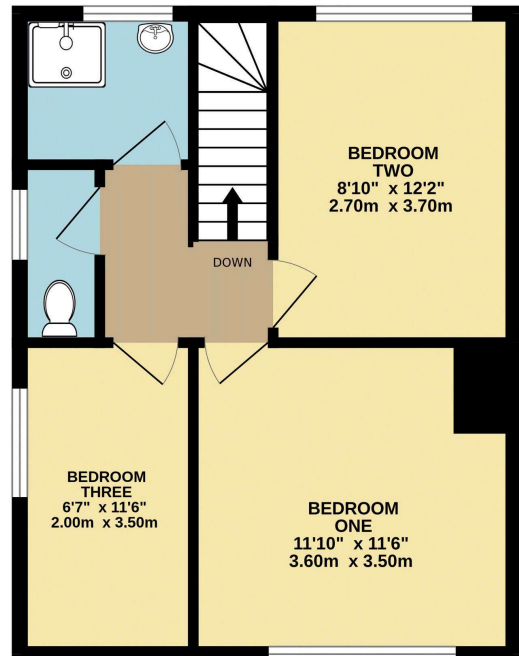
The property further benefits from having a sunny positioned garden to the rear which includes a decking area that is ideal for outside entertaining. Multiple off-street parking is provided by means of a large tandem driveway leading on to a detached garage. Available with no onward chain an internal viewing is highly recommended and to fully appreciate what the property has to offer. Freehold: Council Tax Band B. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.5 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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Entrance Vestibule

3' 3" x 4' 11" (1m x 1.5m)

Enter through UPVC door with double glazed window panel to front aspect, useful cloak cupboard and door leading through to lounge.

Lounge

14' 9" x 11' 10" (4.5m x 3.6m)

UPVC double glazed window to front aspect and a feature electric fireplace with a wooden 'Adam' style surround and a marble hearth and back, door leading through to inner hallway and opening through to dining area.

Dining Area

8' 6" x 5' 11" (2.6m x 1.8m)

Wood effect flooring, UPVC double glazed window to side aspect, gas central heating radiator and door leading through to kitchen.

Kitchen

11' 6" x 6' 7" (3.5m x 2m)

Matching high and low level storage units with wood effect rolled edge work surfaces over, inset stainless steel sink with drainer and chrome mixer tap, space for oven and grill with extractor fan over, space and plumbing for washing machine, tiled walls throughout, wood effect flooring, UPVC double glazed window to rear aspect and UPVC door to side aspect.

Inner Hallway

Having a gas central heating radiator, UPVC double glazed window to rear aspect, useful under stairs storage cupboard, stairs leading to first floor landing and opening through to cloak room.

Cloak Room

6' 3" x 5' 7" (1.9m x 1.7m)

Having wood effect flooring, opening through to cupboard and a UPVC door leading through to conservatory.

Conservatory

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

UPVC double glazed windows to side and rear aspects and UPVC double glazed French doors leading through to rear garden.

First Floor Landing

Loft access and doors leading into other rooms.

Bedroom One

11' 6" x 11' 10" (3.5m x 3.6m)

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

Bedroom Two

12' 2" x 8' 10" (3.7m x 2.7m)

UPVC double glazed window to rear aspect, wood effect flooring and gas central heating radiator.

Bedroom Three

11' 6" x 6' 7" (3.5m x 2m)

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

House Bathroom

5' 7" x 6' 7" (1.7m x 2m)

Two piece suite comprising of a pedestal hand wash basin with chrome mixer tap and a walk-in mains fed thermostatic controlled shower, tiled walls throughout, gas central heating radiator, UPVC double glazed opaque windows to rear aspect and wood effect flooring throughout.

Separate W/C

6' 3" x 2' 11" (1.9m x 0.9m)

Comprising of a low level W/C, gas central heating radiator, UPVC double glazed opaque windows to side aspect and wood effect flooring throughout.

Outside

Front of the property is laid with stone which can be used as additional parking, hedging to boundaries and bushes and shrubs to borders, access to rear garden via side of property through a wrought iron gate. Rear garden consisting of a timber decking area ideal for seating and entertainment, leading to a stone area with a greenhouse and an additional covered storage unit, an outside tap and hedging to boundaries. Multiple off-street parking is provided by a block paved tandem driveway accessed through wrought iron gates leading to a detached garage with an up and over door.

Property Particulars: D1