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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	69	
(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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Dunniwood Close, Castleford, WF10 5EX Three Bedroom Detached, **£245,000**

**Expansive and Larger Than Expected : Well Presented Throughout
: Spacious Dining Lounge : Three Piece Family Bathroom : En-Suite to Master
Bedroom : Double Bedrooms Throughout
: Gardens to Rear Including Large Patio Area : Multiple Parking to Driveway
and Garage : Viewing Highly Recommended to Fully Appreciate**

PROPERTY DETAILS

Enfields are delighted to offer for sale this three bedroom detached situated within a sought after residential area of Castleford.

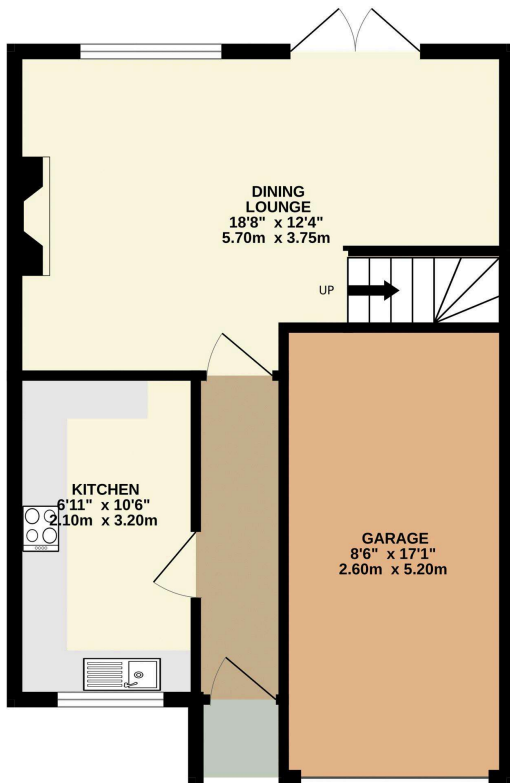
Well-presented throughout, this family home is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village, including shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, 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 property itself comprises to the ground floor; entrance hall, dining lounge, kitchen. To the first floor; three double bedrooms, modern three piece en-suite and a modern three piece house bathroom.

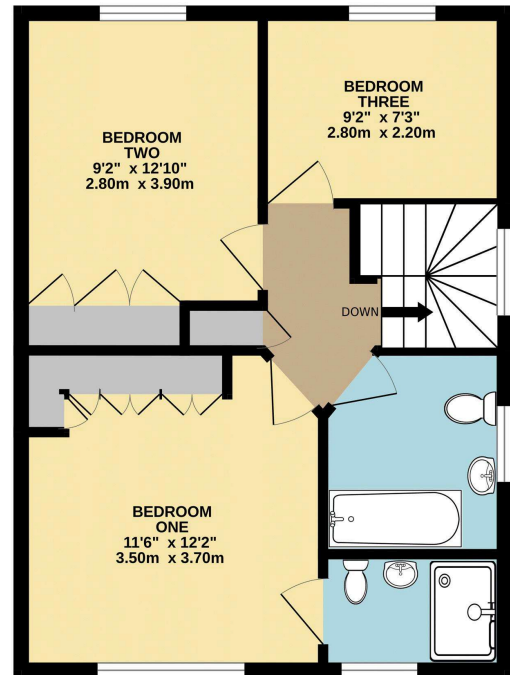
The property also benefits from having a sunny positioned garden to the rear which includes a patio area that is ideal for outside entertaining. Multiple off street parking is provided by means of a double driveway with an attached garage. Located in a sought after location an internal viewing is highly recommended to appreciate the accommodation this family home has to offer. Freehold: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
490 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 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

10' 6" x 3' 3" (3.2m x 1m)

Enter through composite door to front aspect with double glazed opaque window panels, wood effect flooring, gas central heating radiator and doors leading to other rooms.

Kitchen

10' 6" x 6' 11" (3.2m x 2.1m)

Matching high and low level storage units with granite effect rolled edge surfaces over with complimentary tiled splash backs, inset stainless steel sink with half sink, drainer and chrome mixer tap, integrated four-ringed gas hob with extractor fan over, oven and grill beneath, space for full size fridge freezer, space and plumbing for washing machine and dishwasher, tiled flooring, gas central heating radiator, recess spotlights and UPVC double glazed window to front aspect.

Dining Lounge

14' 1" x 18' 8" (4.3m x 5.7m)

Gas central heating radiator, feature gas fireplace with 'Adam' style surround, marble hearth and back, UPVC double glazed window to rear aspect and door through to kitchen, UPVC double glazed French doors leading out to rear garden and stairs leading to first floor landing.

First Floor Landing

UPVC double glazed window to side aspect, built-in airing cupboard, loft access and doors leading into other rooms.

Bedroom One

UPVC double glazed window to front aspect, gas central heating radiator, built-in wardrobes and door leading through to en-suite bathroom.

En-suite

4' 3" x 6' 11" (1.3m x 2.1m)

A three piece suite comprising of low level W/C with hidden cistern, a hand wash basin mounted over vanity unit with chrome mixer tap and a walk-in digitally controlled waterfall shower with shower head attachment, recess spotlights, wood effect flooring, wall-mounted chrome gas heated towel rail and a UPVC double glazed opaque window to front aspect.

Bedroom Two

12' 10" x 9' 2" (3.9m x 2.8m)

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

Bedroom Three

7' 3" x 9' 2" (2.2m x 2.8m)

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

House Bathroom

6' 7" x 6' 11" (2.0m x 2.1m)

A three piece suite comprising of low level W/C with hidden cistern, a hand wash basin mounted over vanity unit with chrome mixer tap and a curved bath with a thermostatic controlled shower with waterfall shower, vinyl walls to splash prone areas, wood effect flooring, wall-mounted chrome gas heated towel rail and a UPVC double glazed opaque window to side aspect.

Outside

Front of the property consists of a block paved driveway with slate chippings to borders and hedging to boundaries, a front porch and an outside tap, electric car charging point to side of property, access to rear garden via a stone walkway through a wrought iron gate. Rear garden has a stone patio area ideal for seating and entertaining leading to a garden which is mainly laid to lawn, timber fencing and hedging to boundaries and raised borders incorporating bushes and shrubs. Off-street parking is provided by means of a double driveway leading up to an attached garage.

Property Particulars: D1