

# enfields



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		84	91
		EU Directive 2002/91/EC	

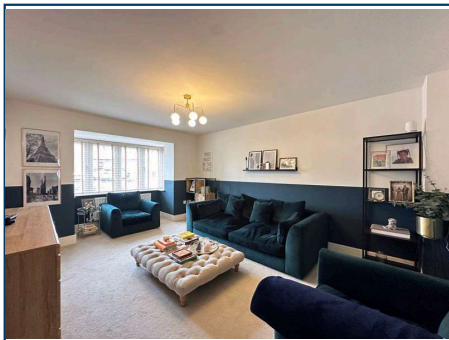
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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order; the buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily 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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## Wales Street, Pontefract WF8 4TF Four Bedroom Detached **Offers in Excess of £400,000**

- Beautifully Presented Throughout : Expansive and Larger Than Expected**
- : Open Plan Dining Kitchen : Downstairs W/C, Playroom and Utility Room**
- : Master Bedroom with Ensuite and Dressing Area**
- : Double Bedrooms Throughout : Large Double Driveway with Attached Garage : Large Rear Garden with Patio Area**
- : Property Management Fee: £129 Annually**

## PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive, four bedroom detached house, situated in the sought after residential area of Pontefract.

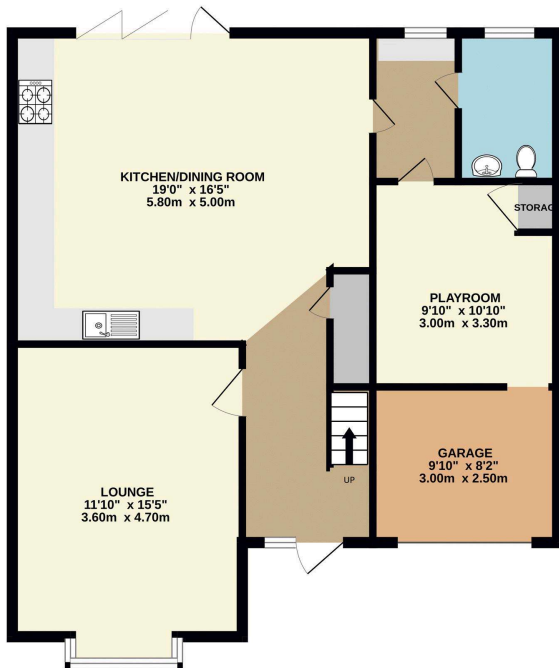
Beautifully presented and of high standard with spacious living accommodation throughout, this family home is close to a full range of local amenities found within Pontefract including shops, supermarkets, post office, banks, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, local golf courses and Pontefract Park with its 1300 acres of parkland, lakes and woodland. There is close proximity to good local schooling at both primary and secondary level. The property is also close to extensive transport links into Wakefield, Doncaster and Leeds and therefore is ideally located for commuting.

The property provides comfortable family living and comprises to the ground floor; entrance hallway, large lounge, modern open plan dining kitchen, playroom, utility room and downstairs W/C. To the first floor; four good sized bedrooms, en-suite shower room to bedroom one and a three piece family bathroom.

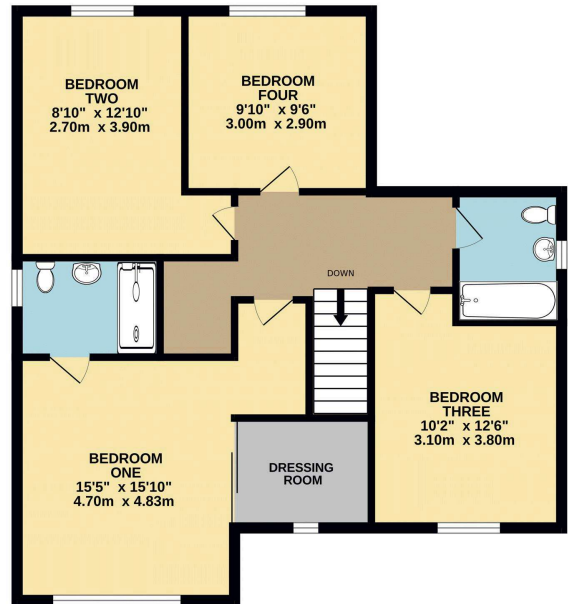
The property also benefits from having a good sized, well-maintained rear garden which is ideal for family living and entertaining. With a large driveway providing multiple off-street parking and an attached garage with power and lighting. A viewing is highly recommended to fully appreciate the size, position and specification that is on offer. Freehold: Council Tax Band E. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS

GROUND FLOOR  
841 sq.ft. (78.1 sq.m.) approx.



1ST FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA: 1573 sq.ft. (146.1 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 15' 5" x 6' 11" (4.7m x 2.1m)**

Enter through composite door to front aspect, double glazed opaque window to front aspect, gas central heating radiator, custom half wall panelling, stairs leading to first floor landing, useful under stair storage cupboard, door leading through to lounge and opening through to kitchen/dining room.

### **Lounge 15' 5" x 11' 10" (4.70m x 3.60m)**

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

### **Kitchen/Dining Room 19' 0" x 16' 5" (5.8m x 5m)**

Matching high and low level storage units, square edged work surface and matching splash backs over, inset stainless steel sink, stainless steel mixer tap, integrated four-ring electric hob with extractor fan over, integrated full size fridge freezer, integrated dishwasher, integrated double oven and grill, recess spotlights, gas central heating radiators, tiled flooring throughout, custom half wall panelling, UPVC double glazed bi-folding doors leading to rear garden and door leading through to utility room.

### **Utility 7' 10" x 4' 7" (2.4m x 1.4m)**

Having a work service with complimentary splash back, space and plumbing for washing machine and tumble dryer, gas central heating radiator, recess spotlights, UPVC double glazed window to rear aspect, door leading through to downstairs W/C and opening through to playroom.

### **Playroom 10' 10" x 9' 10" (3.3m x 3m)**

Gas central heated radiator, recess spotlights and a cupboard housing the boiler.

### **Downstairs W/C 6' 11" x 5' 7" (2.1m x 1.7m)**

Two piece suite comprised with low level W/C with a hidden cistern, a wall-mounted hand wash basin with chrome mixer tap, tiled flooring, UPVC double glazed opaque window to rear aspect, gas central heated radiator, tiled walls to splash prone areas and recess spotlights.

### **First Floor landing 0' 0" x 0' 0" (0m x 0m)**

Doors leading into other rooms, gas central heating radiator, custom half wall panelling, loft access and storage cupboard.

### **Bedroom One 15' 9" x 15' 5" (4.8m x 4.7m)**

Gas central heating radiator, UPVC double glazed windows to front aspect, door through to en-suite, mirrored sliding doors leading through to walk-in wardrobe which has a gas central heating radiator and a UPVC double glazed window to front aspect.

### **En-suite 5' 3" x 7' 7" (1.6m x 2.3m)**

Three piece suite comprising of low level W/C with hidden cistern, a wall-mounted floating handwash basin with chrome mixer tap and a walk-in mains fed thermostatic controlled waterfall shower with showerhead attachment, tiled flooring and tiled walls, wall-mounted chrome gas central heated tower rail, a built-in storage cupboard, recess spotlights, UPVC double glazed opaque window to side aspect.

### **Bedroom Two 12' 10" x 8' 10" (3.9m x 2.7m)**

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

### **Bedroom Three 12' 6" x 10' 2" (3.8m x 3.1m)**

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

### **Bedroom Four 9' 6" x 9' 10" (2.9m x 3.0m)**

Gas central heating radiator and UPVC double glazed windows to rear aspect.

### **House Bathroom 6' 11" x 5' 7" (2.1m x 1.7m)**

Three piece suite comprising of low level W/C with hidden cistern, a wall-mounted floating handwash basin with chrome mixer tap and a bathtub with mixer tap and a mains fed thermostatic controlled shower over, tiled walls and floors, gas central heated tower rail, recess spotlights and UPVC double glazed opaque windows to side aspect.

### **Outside**

Front of the property has a garden which is mainly laid to the lawn with bushes and shrubs to borders, brick walling and timber fencing boundaries and a covered porch. Rear garden is accessed via stone walkway through a timber gate and being mainly laid to lawn, stone patio area which is ideal for seating, raised astroturf, children's play area, timber fencing to boundaries and an outside tap. Multiple off street vehicle parking provided by double tarmacked driveway that leads to a garage used for storage with an up and over door with both power and lighting. To the side of the house there is also an electric car charging point.

### **Property Particulars: D1**