

# enfields



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

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## Old Great North Road, Wentbridge, WF8 3JJ Three Bedroom Detached Bungalow, **£620,000**

**Expansive and Well Maintained Throughout : Large Kitchen and Dining Room  
: Impressive and Grand Lounge : Double Bedrooms Throughout : En-Suite to Master  
Bedroom : Spacious Four Piece Family Bathroom : Gardens to  
Front and Rear Including Patio Area : Very Generous Driveway with  
Double Garage and Turning Space : Viewings are Highly Recommended to Appreciate**

## PROPERTY DETAILS

Enfields are delighted to offer for sale this generously sized, three bedroom detached property situated within a much sought after residential area of Wentbridge.

Beautifully 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 Brockdale Nature Reserve with acres of grass land, river and ancient 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, York, Doncaster and Leeds.

The property itself comprises to the ground floor: entrance porch, inner hallway, large lounge, dining room, a good sized kitchen, W/C, master bedroom with en-suite, two additional double bedrooms and house bathroom.

The property further benefits from having stunning gardens to both front and rear with summerhouse, workshop and remote controlled awning, located in a sunny position with areas of lawn, seating areas and a waterfall pond. Off street parking is provided by means a large driveway and double garage. This family home is located within a popular semi-rural location close to excellent local schools and amenities. An internal viewing is highly recommended to appreciate what this family home has to offer. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS

GROUND FLOOR  
2325 sq.ft. (216.0 sq.m.) approx.



TOTAL FLOOR AREA: 2325 sq.ft. (216.0 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.  
Made with Metropix 11/2024

#### Entrance Porch 9' 10" x 9' 10" (3m x 3m)

Enter through UPVC double glazed French doors to front aspect, UPVC double glazed decorative leaded windows to front and side aspects, tiled flooring and wooden door through to Inner hallway.

#### Inner Hallway 31' 10" x 15' 5" (9.7m x 4.7m)

Having oil fired central heating radiators with dark walnut stained radiator covers, decorative picture railing to walls, large storage cupboard with sliding door, decorative ceilings, brass and crystal wall lighting, doors leading through to other rooms and a feature glass window with steel window locking security blind through to dining room.

#### Dining Room 23' 2" x 13' 9" (7.06m x 4.2m)

Having oil fired central heating radiators with wooden radiator covers, UPVC double glazed bay windows with steel window locking security blinds to front and rear aspect, decorative picture railing to walls, decorative ceilings, cove lighting and door leading through to kitchen.

#### Kitchen 13' 9" x 16' 9" (4.2m x 5.1m)

Matching high and low level storage units with alcove spotlights and under counter lighting, roll edged granite work surfaces over with complimentary tiled splashbacks, an inset ceramic sink, half sink with drainer and mixer tap, integrated four-ringed electric hob with extractor fan over, integrated full size fridge freezer, integrated newly installed Miele dishwasher, integrated high quality Miele washing machine and Bosch tumble dryer, oil fired central heating radiators, wooden picture railing to walls, decorative ceiling rose, recess spotlighting, loft access, UPVC double glazed window to rear and side aspect, tiled flooring, door through to garage and composite door with opaque window panels to rear courtyard, in addition, there is also a lockable screen door to rear courtyard.

#### Lounge 16' 4" x 23' 7" (4.98m x 7.19m)

Having UPVC double glazed bay windows to front aspect and a UPVC double glazed bay window to side aspect with steel window locking security blind, decorative picture railing to walls, decorative ceiling and wall niches with scallop detailing and lights, oil fired central heating radiators with radiator covers and a feature unused fireplace with a decorative 'Adam' style surround and a marble hearth and back.

#### Bedroom One 15' 9" x 14' 1" (4.8m x 4.3m)

UPVC double glazed window to side aspect with steel window locking security blind, built-in wardrobes with dressing unit, a decorative ceiling rose, an oil fired central heating radiator with radiator cover and door leading through to en-suite.

#### En-suite 3' 3" x 7' 7" (1m x 2.3m)

Three piece suite comprising of a low level W/C with soft close mechanism, a hand wash basin mounted over vanity unit with chrome mixer tap, a bidet with chrome mixer tap, tiled walls and tiled floors throughout, a wall-mounted heated towel rail and a UPVC double glazed opaque window with steel window locking security blind to side aspect.

#### Bedroom Two 12' 2" x 15' 9" (3.7m x 4.8m)

UPVC double glazed window with steel window locking security blind to side aspect, a decorative ceiling rose, built-in wardrobes and storage and an oil fired central heating radiator with radiator cover.

#### Bedroom Three 12' 2" x 15' 9" (3.7m x 4.8m)

UPVC double glazed window with steel window locking security blind to side aspect, wood effect flooring, core lighting, a decorative ceiling rose and an oil fired central heating radiator with radiator cover.

#### House Bathroom 11' 10" x 9' 6" (3.6m x 2.9m)

A four piece suite comprising of a low level W/C, a hand wash basin mounted over vanity unit with brass mixer tap, a shallow bath with chrome mixer tap and a large walk-in electric shower, tiled walls and tiled floors throughout, an oil fired central heating radiator with radiator cover, decorative ceiling coving, UPVC double glazed opaque window with steel window locking security blind to side aspect, recess spotlights.

#### W/C 5' 11" x 9' 6" (1.8m x 2.9m)

A two piece suite comprising of a low level W/C with soft close mechanism, a hand wash basin mounted over vanity unit with chrome mixer tap and a tiled splashback, tiled floors throughout, wall mounted heated towel rail, UPVC double glazed opaque window with steel window locking security blind to side aspect and a full length storage cupboard with sliding doors.

#### Outside

Front of the property has an asymmetric garden which is mainly laid to lawn, with a variety of bushes, flowers and trees to well-maintained borders, hedging to boundaries, a remote controlled awning providing shade, a timber Pergola mounted on a stone patio area ideal for seating and entertaining, a cedar wood summerhouse with double doors and windows, a new wooden refuse store holding up to three bins, a large Cathedral style patio area with attractive borders incorporating a fish waterfall pond and filter unit with electrical point, decorative slate chippings and pebbles and range of flowers and bushes, steps with hand railing leading up to the front door, access to rear courtyard via side of house with external access to basement. Basement having strips lighting and a generator for emergency lighting for whole bungalow. Multiple off-street parking is provided by a large resin bonded driveway having four upstanding lantern style lights and an antique lamp, accessed via double secure timber gates, brick walling to boundaries, leading to a double garage with an electric doors, power and lighting. Property also has a workshop which has lighting and 13AMP plug socket points.

Property Details: D1