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Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92+)	A		93
(81-91)	B	83	
(69-80)	C		
(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	
<small>WWW.EPC4U.COM</small>			

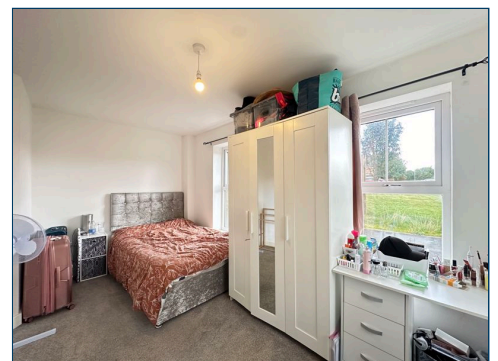
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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Conveyancer or Surveyor. Items shown in photographs are not necessarily 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 this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.

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The Hawthorns, Pontefract, WF8 2WN Two Bedroom Townhouse, **£150,000**

No Onward Chain : Ideal For First Time Buyers or Downsizers : Well Presented Throughout : Large Dining Kitchen : Double Bedrooms Throughout : Modern Bathroom and En-Suite : Parking with a Tandem Driveway : Close to Local Amenities and Schools : Viewing Highly Recommended to Appreciate

PROPERTY DETAILS

Enfields are delighted to offer for sale this two bedroom property situated within the popular residential area of Pontefract.

Well presented throughout, this townhouse is located close to a full range of local amenities found within Pontefract 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 Purston Park with its acres of parkland, lakes and woodland. The property is also within close proximity to good local schooling at both primary and secondary level and is within easy reach of rail and motorway networks.

The property itself comprises to the ground floor; hallway, double bedroom and three piece bathroom. To the first floor; a spacious dining lounge. To the second floor; a second double bedroom with en-suite.

The property further benefits from having parking with a private tandem driveway. Available with no onward chain an internal viewing is highly recommended to appreciate what this home has to offer. Freehold: Council Tax Band B. For further information regarding this property please contact Pontefract Estate Agents, Enfields

Entrance Hallway

Enter through composite door with double glazed opaque window panel to front aspect, gas central heating radiator, stairs leading to kitchen, doors leading into other rooms and a useful storage cupboard.

Bedroom Two 15' 5" x 8' 10" (4.7m x 2.7m)

A ground level bedroom with UPVC double glazed window to front and side aspect, a gas central heating radiator.

Bathroom 4' 11" x 7' 7" (1.5m x 2.3m)

A three piece suit comprising of a low level W/C with soft close mechanism, a pedestal handwash basin with tiled splash back and tiled splash back, a walk-in electric shower with tiled walls, gas central heating radiator, tiled flooring and a under stairs storage cupboard with space and plumbing for washing machine.

Kitchen 15' 5" x 15' 5" (4.7m x 4.7m)

Matching high and low level storage units with laminate roll edged work surfaces over and matching splash backs, inset stainless sink, half sink and drainer with chrome mixer tap, four-ringed gas hob with stainless steel splash back and extractor fan over, integrated oven and grill beneath, integrated fridge freezer, gas central heating radiators, wood effect flooring throughout, UPVC double glazed to front and side aspect. Door leading through to second floor access which has a UPVC double glazed window to front aspect and stairs leading to second floor.

Bedroom One 15' 5" x 15' 5" (4.7m x 4.7m)

Currently used as a lounge having a gas central heating radiator, UPVC double glazed windows to front and side aspect, loft access and door through to en-suite.

En-suite 5' 7" x 6' 7" (1.7m x 2m)

A three piece suite comprising of a low level W/C with soft close mechanism, a pedestal hand wash basin with chrome mixer tap and tiled splash back, a panelled bath with chrome mixer tap and tiled walls, gas central heating radiator and tiled flooring.

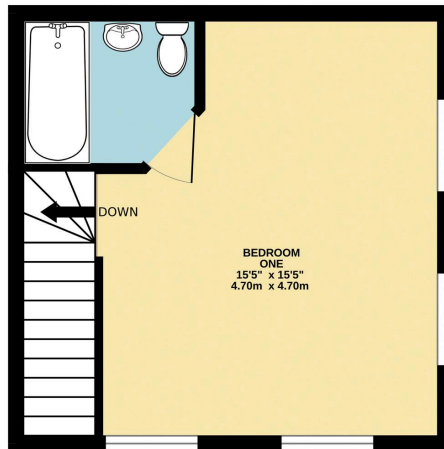
Outside

The front of the property has a porch which is mainly laid to lawn with a stone walkway leading to front door. Off street parking is provided by means of a private tandem tarmacked driveway.

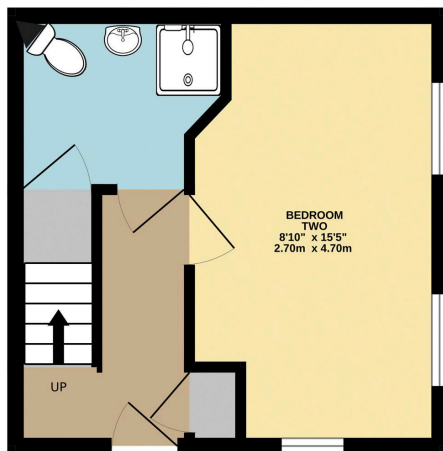
Property Details: D1

FLOOR PLANS

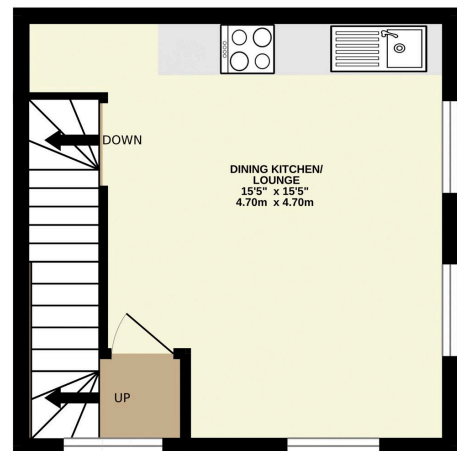
2ND FLOOR
237 sq.ft. (22.0 sq.m.) approx.



GROUND FLOOR
234 sq.ft. (21.8 sq.m.) approx.



1ST FLOOR
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 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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