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

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2 Alamo House, Pontefract, West Yorkshire WF8 1BN  
 t: 01977 233124 f: e: sales-pontefract@enfields.co.uk www.enfields.co.uk

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## Church Lane, Featherstone, WF7 6BB Five Bedroom Detached Bungalow, **Offers in Excess of £475,000**

**Modern Presentation Throughout : Open Plan Spacious Family Dining Kitchen : Good Sized Double Bedrooms : Modern Bathroom, Shower Room and En-Suite : Expansive Plot with Gardens to Front and Sides : Paved Patio and Timber Pergola Area Ideal for Outside Entertaining : Multiple Off-Street Parking and Two Separate Garages : Close to Local Amenities and Schools : Viewing Highly Recommended to Appreciate Size and Quality**

## PROPERTY DETAILS

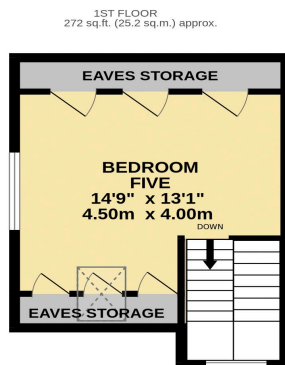
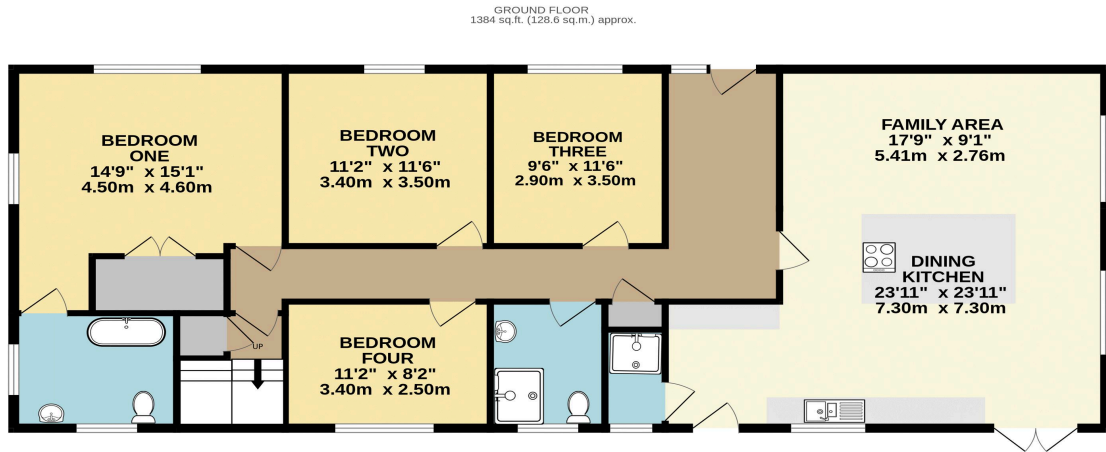
Enfields are delighted to offer for sale this five bedroom detached bungalow located within the desirable area of North Featherstone.

Beautifully presented throughout, this home is located close to a full range of local amenities found within Featherstone and Pontefract including shops, supermarkets, 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; open plan family dining kitchen with a central island, seating area and access to shower room, bedroom one with en-suite bathroom, three further good sized bedrooms and a modern family shower room. Located to the second floor is a fifth bedroom with access to eaves storage.

The property sits on an expansive plot and benefits from having gardens to front and rear including a sunny positioned patio/seating area and timber pergola hot-tub area. Multiple off-street parking is provided by means of two separate garages with one having utility space, W/C and a sauna area. An internal viewing is highly recommended to appreciate the size of accommodation this bungalow has to offer. Freehold: Energy Performance Certificate C: Council Tax Band C. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS



TOTAL FLOOR AREA : 1655 sq.ft. (153.8 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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#### **Entrance Hallway 12' 6" x 6' 3" (3.8m x 1.9m)**

UPVC door with double glazed opaque window panels to rear aspect, Quickstep wood effect flooring throughout, gas central heated radiators, loft access, doors leading into other rooms, useful storage cupboard and stairs leading to second floor bedroom.

#### **Family Dining Kitchen 23' 11" x 23' 11" (7.3m x 7.3m)**

UPVC door with double glazed window panels to front aspect, matching high and low level storage units with granite square edge work surfaces and matching splash backs over, inset stainless steel sink with chrome mixer tap and drainer, integrated oven and grill, space for full size fridge-freezer, large centre island with granite work surfaces and wooden breakfast bar areas, integrated five-ringed electric hob and an extractor fan over, recess spotlights, UPVC double glazed windows to front and side aspect, wall-mounted gas central heated radiator, UPVC French doors leading out on to front patio, door through to shower room and LVT wood effect flooring. Family living area having gas central heated radiators, feature log burner with a stone hearth and back, UPVC double glazed window to side aspect and LVT wood effect flooring.

#### **Shower Room 3' 7" x 3' 7" (1.1m x 1.1m)**

Electric walk-in shower, tiled flooring and walls throughout, wall-mounted chrome heated tower rail/radiator and UPVC double glazed opaque window to front aspect.

#### **Bedroom One 14' 9" x 15' 1" (4.5m x 4.6m)**

UPVC double glazed windows to side and rear aspect, gas central heated radiator, built-in wardrobe, Quickstep wood effect flooring and door leading through to en-suite bathroom.

#### **En-Suite 8' 6" x 8' 10" (2.6m x 2.7m)**

Three piece suite comprising of low level W/C, wall-mounted handwash basin with chrome mixer tap and vanity draw beneath, a free-standing bath with chrome mixer tap, tiled brick effect to part walls, recess spotlights, tiled flooring, UPVC double glazed opaque windows to front and side aspect.

#### **Bedroom Two 11' 6" x 11' 2" (3.5m x 3.4m)**

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

#### **Bedroom Three 11' 6" x 9' 6" (3.5m x 2.9m)**

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

#### **Bedroom Four 8' 3" x 11' 2" (2.5m x 3.4m)**

UPVC double glazed window to front aspect, gas central heated radiator and Quickstep wood effect flooring.

#### **House Bathroom 8' 2" x 6' 3" (2.5m x 1.9m)**

Three piece suite comprising of low level W/C, wall-mounted handwash basin with chrome mixer tap with vanity draw beneath and walk-in mains fed thermostatic controlled waterfall shower, brick effect tiling to splash prone areas, recess spotlights, wall-mounted chrome heated tower rail/radiator, UPVC double glazed opaque window to front aspect and tiled flooring.

#### **Second Floor**

#### **Bedroom Five 13' 1" x 14' 9" (4m x 4.5m)**

Loft bedroom with access having a gas central heated radiator and useful understairs storage cupboard, further gas central heated radiator, recess spotlights, UPVC double glazed windows to front and side aspect and under eaves storage.

#### **Outside**

Front of the property has a garden area which is mainly laid to lawn and is low maintenance in nature with well-maintained borders, incorporating mature bushes, shrubs and flowers, steps leading down to a walk way that leads to front door and a patio area that is ideal for seating. Side garden is mainly laid to lawn with bushes, shrubs and trees to borders, brick walls and wrought iron fencing to side boundary, access to rear of the property which has a tiled covered porch and access to inner hallway, grey slate chippings to borders, brick walling and timber fencing to boundary. In addition there is a timber pergola area with space and plumbing for a hot tub. The property has a expansive driveway with space for numerous vehicles, accessed by wrought iron gates leading to two detached garages. Garage one having an electric revolving door and pedestrian access UPVC door with double glazed opaque window panel, power and lighting, loft access for storage, space and plumbing for washing machine and tumble dryer, a feature amber leisure sauna room and a W/C. Accessed by a UPVC door having a two piece suite comprising of a low level W/C and pedestal handwash basin with chrome taps, tiled flooring and walls throughout, recess spotlights and UPVC double glazed opaque window to side aspect. Garage two having an electric revolving door, pedestrian access UPVC door with double glazed opaque window panel, power and lighting, plenty of storage space and UPVC double glazed opaque window to side aspect.

#### **Property Particulars:D1**