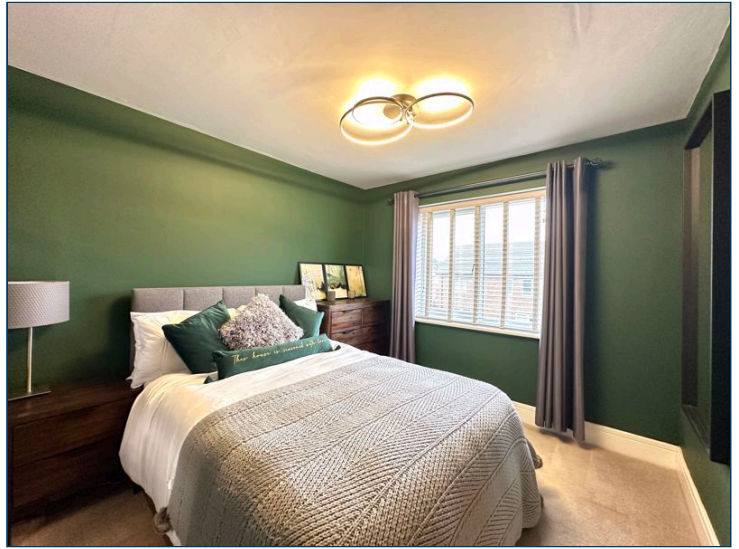


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

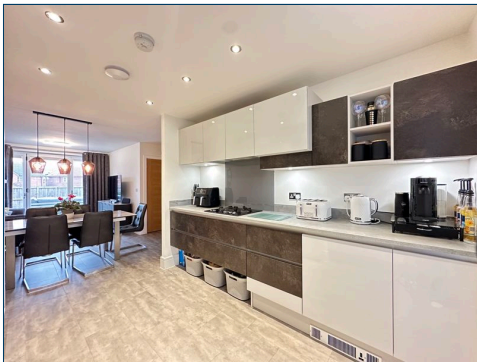
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2 Alamo House, Pontefract, West Yorkshire WF8 1BN

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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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Fortress Close, Pontefract, WF8 4GG

**Three Bedroom Semi-Detached,
Offers in Excess of £280,000**

Beautifully Presented Throughout : Open Plan Modern Kitchen and Family/Dining Room : Spacious Lounge : Double Bedrooms Throughout : Modern Bathroom with En-suite to Master Bedroom : Sunny Positioned Garden with Patio Area : Double Driveway : Close to Local Amenities and Schools : Viewing Highly Recommended

PROPERTY DETAILS

Enfields are delighted to offer for sale this three bedroom semi-detached property, situated over three floors.

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 both of which have a vast range of 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, secondary and College level as well as comprehensive transport links into Wakefield, Doncaster and Leeds.

The property briefly comprises of; to the ground floor, entrance hallway, open plan family/dining room and kitchen, utility and downstairs W/C. To the first floor; good size lounge and bedroom one with an en-suite shower room. To the second floor; two further double bedrooms and a family bathroom.

The property further benefits from having an enclosed rear garden with a lawn and patio area that is ideal for outside entertaining. Off-street parking is provided by means of a double driveway to the front. The quality and specification of this property means 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. Freehold: Energy Performance Rating B: Council Tax Band D: Management Charge £129.00pa.

FLOOR PLANS



TOTAL FLOOR AREA: 1198 sq.ft. (111.3 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

Composite door and UPVC double glazed opaque window to front aspect, gas central heated radiator with radiator cover, Moduleo LVT tiled effect flooring, stairs to first floor landing and doors leading through to kitchen and family/dining room.

Kitchen 10' 6" x 9' 10" (3.2m x 3.0m)

Matching high and low level storage units with square-edge wood effect work surfaces and matching splash backs over, inset stainless steel sink with half sink, drainer and chrome mixer tap, integrated four-ringed gas hob with double oven and grill, integrated appliances including full size fridge-freezer, dishwasher, microwave and heating draw, Moduleo LVT tiled effect flooring, recess spotlights, UPVC triple glazed bay window to front aspect and opening through to family/dining room.

Family/Dining Room 16' 1" x 13' 5" (4.9m x 4.1m)

Moduleo LVT tiled effect flooring throughout, UPVC double glazed bi-folding doors to rear garden, doors through to utility and downstairs W/C, gas central heated radiator and hive heating control.

Utility 7' 7" x 3' 3" (2.3m x 1.0m)

Space and plumbing for washing machine.

Downstairs W/C 4' 11" x 6' 7" (1.5m x 2.0m)

Two piece suite comprising of low level W/C with soft close mechanism and hidden cistern, wall-mounted handwash basin with chrome mixer tap, gas central heated radiator, vinyl tiled flooring, recess spotlights, tiled walls and UPVC double glazed opaque window to rear aspect.

First Floor Landing

Gas central heated radiator, UPVC double glazed window to front aspect, doors leading into other rooms and stairs leading to second floor landing.

Bedroom One 12' 2" x 9' 6" (3.7m x 2.9m)

Gas central heated radiator, UPVC double glazed window to rear aspect, built-in wardrobe with mirrored sliding doors and door leading through to en-suite shower room.

En-suite

Three piece suite comprising of low level W/C with soft close mechanism and hidden cistern, handwash basin mounted over vanity unit with chrome mixer tap, walk-in mains fed digitally controlled waterfall shower and shower head attachment, recess spotlights, Moduleo LVT wood effect flooring, built-in vanity cupboard, UPVC double glazed opaque window to rear aspect and chrome gas central heated tower rail.

Lounge 16' 9" x 10' 2" (5.1m x 3.1m)

UPVC triple glazed bay window to front aspect and gas central heated radiator.

Second Floor Landing

Gas central heated radiator, loft access, door leading into other rooms and airing cupboard housing boiler and hive heating control.

Loft

Part boarded with a collapsible ladder and lighting.

Bedroom Two 11' 2" x 13' 5" (3.4m x 4.1m)

Gas central heated radiator and two UPVC triple glazed windows to front aspect.

Bedroom Three 12' 10" x 9' 6" (3.9m x 2.9m)

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

House Bathroom 3' 11" x 7' 7" (1.2m x 2.3m)

Three piece suite comprising of low level W/C with soft close mechanism and hidden cistern, wall-mounted handwash basin over vanity unit with chrome mixer tap, panelled bathtub with chrome taps and waterfall shower over, which has a hand-held showerhead attachment, all being mains fed thermostatically controlled, Moduleo LVT wood effect flooring, tiled walls, recess spotlights, UPVC double glazed opaque window to rear aspect and chrome gas central heated tower rail.

Outside

Front of the property has stone walk way to the front door, with a covered porch with decorative pebbled borders and a small garden area which is mainly laid to lawn, outside electric car charging point, multiple off street vehicle parking provided by means of a double drive way to front of the property, access to rear garden via side of property through a timber gate which has a stone patio area ideal for seating, leading to a garden which is mainly laid to lawn with low maintenance and well maintained borders, containing bushes and shrubs, timber fencing to boundaries and an outside tap, timber shed for storage.

Property Particulars: D1