

enfields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	63	
(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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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. Conformation 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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Southlands Close, Badsworth, WF9 1AU Four Bedroom Detached, **Offers in Excess of £425,000**

**Modern Spacious Kitchen : Large Lounge and Seperate Dining Room :
Downstairs W/C : Double Bedrooms Throughout : Modern Bathroom and
Ensuite to Master Bedroom : Expansive Countryside Views : Driveway with
Double Garage : Sought After Village Location : Viewing Highly Recommended**

PROPERTY DETAILS

Enfields are delighted to offer for sale this four bedroom detached property situated within the popular residential village of Badsworth.

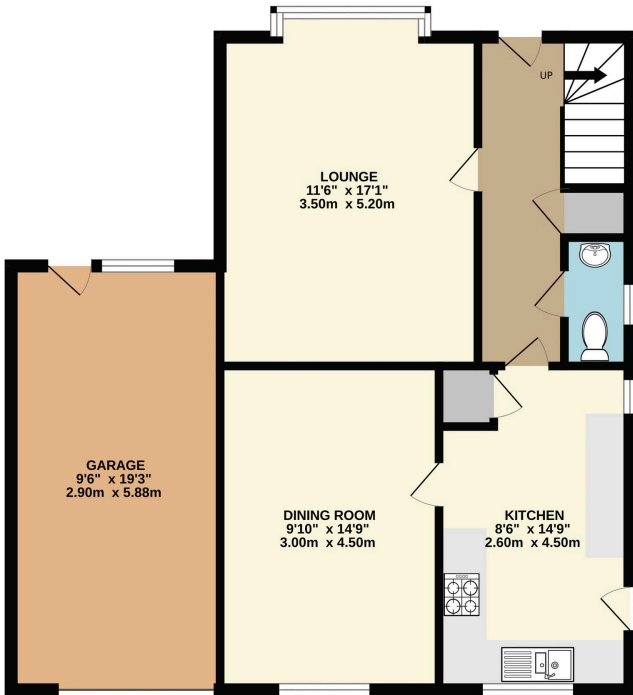
Well presented throughout, this family home is located close to a full range of local amenities found within Pontefract and Junction 32 Outlet Village which all have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, 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 briefly comprises; to the ground floor, entrance hallway, lounge, dining room, modern kitchen and downstairs w/c. To the first floor; master bedroom with en-suite, three further double bedrooms and a modern four piece family bathroom.

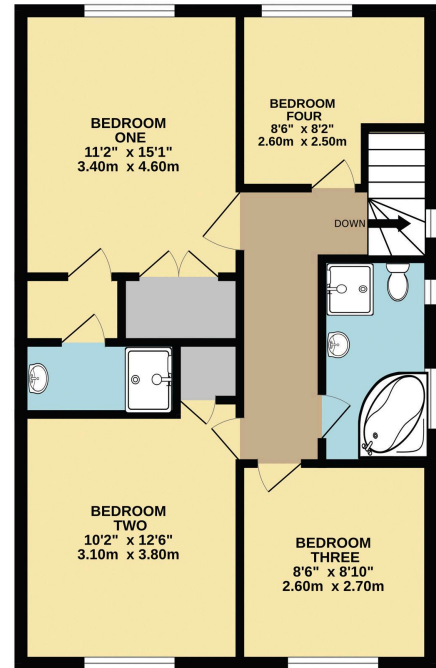
The property benefits from having a good sized garden to the rear which includes a sunny positioned patio that is ideal for outside entertaining. Multiple off street parking is also provided by means of a double driveway and garage. A viewing is highly recommended to appreciate the accommodation this property has to offer. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 1299 sq.ft. (120.7 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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Inner Hallway

Laminate wood flooring, gas central heated radiator, doors through to downstairs W/C and lounge, useful understairs storage cupboard, stairs leading to first floor landing, feature opaque glass window through to lounge and a UPVC door with double glazed opaque window leading to rear garden.

Downstairs W/C

Two piece suite comprising of low level W/C with soft close mechanism and a pedestal handwash basin with chrome mixer tap, vinyl tiled effect flooring, tiled half walls, gas central heated radiator, UPVC double glazed opaque window to side aspect.

Lounge

17' 1" x 11' 6" (5.2m x 3.5m)

A feature log burner with an Adam style surround and a tiled hearth, gas central heated radiator, UPVC double glazed window to rear aspect into bay.

Kitchen

14' 9" x 8' 6" (4.5m x 2.6m)

Enter through UPVC door with double glazed opaque window panel to side aspect, matching high and low level storage units with laminate granite roll edge work surfaces over and complimentary tiled splash backs, inset stainless steel sink, half sink and draining with chrome mixer tap, integrated four ring electric hob with oven and grill beneath and extractor fan hood over, space for fridge freezer, tiled effect flooring, recess spotlights, gas central heated radiator, useful storage cupboard, UPVC double glazed window to front aspect and UPVC double glazed opaque window to side aspect, doors leading through to dining room and inner hallway.

Dining Room

14' 9" x 9' 10" (4.5m x 3m)

Wooden flooring, gas central heated radiator, UPVC double glazed windows to front aspect.

Landing

Gas central heated radiator, UPVC double glazed window to side aspect, loft access and doors leading into other rooms.

Bedroom One

15' 1" x 11' 2" (4.6m x 3.4m)

Gas central heated radiator, UPVC double glazed window to rear aspect with countryside views, built in wardrobe, door through to additional storage area with door through to en-suite bathroom.

En-suite

Two piece suite comprising of wall mounted handwash basin with chrome mixer tap and a walk in mains fed thermostatic controlled shower, tiled flooring and walls throughout, recess spotlights.

Bedroom Two

12' 6" x 10' 2" (3.8m x 3.1m)

Laminate wood flooring, gas central heated radiators, UPVC double glazed windows to front aspect and a built in storage cupboard.

Bedroom Three

8' 10" x 8' 6" (2.7m x 2.6m)

Gas central heated radiator, UPVC double glazed windows to front aspect.

Bedroom Four

8' 2" x 8' 6" (2.5m x 2.6m)

Gas central heated radiator, built in storage cupboard, UPVC double glazed windows to rear aspect looking over countryside views.

House Bathroom

Four piece suite comprising of low level W/C with soft close mechanism, a pedestal handwash basin with chrome taps, a mains fed thermostatic controlled shower and a panelled corner bathtub with chrome taps, tiled flooring and tiled brick effect half walls, recess spotlights, wall mounted gas central heated tower rail and UPVC double glazed opaque windows to side aspect.

Outside

Front of the property has a garden area that is mainly laid to lawn with well-maintained borders, incorporating bushes, shrubs and flowers, brick walling and timber fencing to boundaries, access to rear of the property via a stone shared walkway under a feature brick arch, rear of the property having a stone walkway with decorative pebbles to borders, with steps leading up to a raised garden area which is mainly laid to lawn with a timber decking area which is ideal for seating, bushes, shrubs and trees to borders, timber fencing to boundaries, additional storage area to the side of the house with rear access to the garage and an outdoor water supply, multiple off street parking provided by the means of a double block paved driveway to the front of the house, leading to a detached garage which has an up and over door, power and lighting, houses the boiler and a window and door to rear aspect.

Property Particulars: D1