

enfields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	67	
(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 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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Rutland Avenue, Pontefract, WF8 3RD Three Bedroom Detached Bungalow, **Offers in Excess of £440,000**

**Highly Sought After Area : No Onward Chain : In Need of Modernisation :
Potential to Expand (Subject to Planning) : Expansive Plot with Gardens to
Front, Side and Rear : Multiple Off Street Parking : Close to Local Amenities
and Schools : Good Bus, Rail and Transport Links : Must Be Viewed to Fully
Appreciate Potential**

PROPERTY DETAILS

Enfields are delighted to offer for sale this expansive three bedroom detached property situated within a highly regarded residential area of Pontefract.

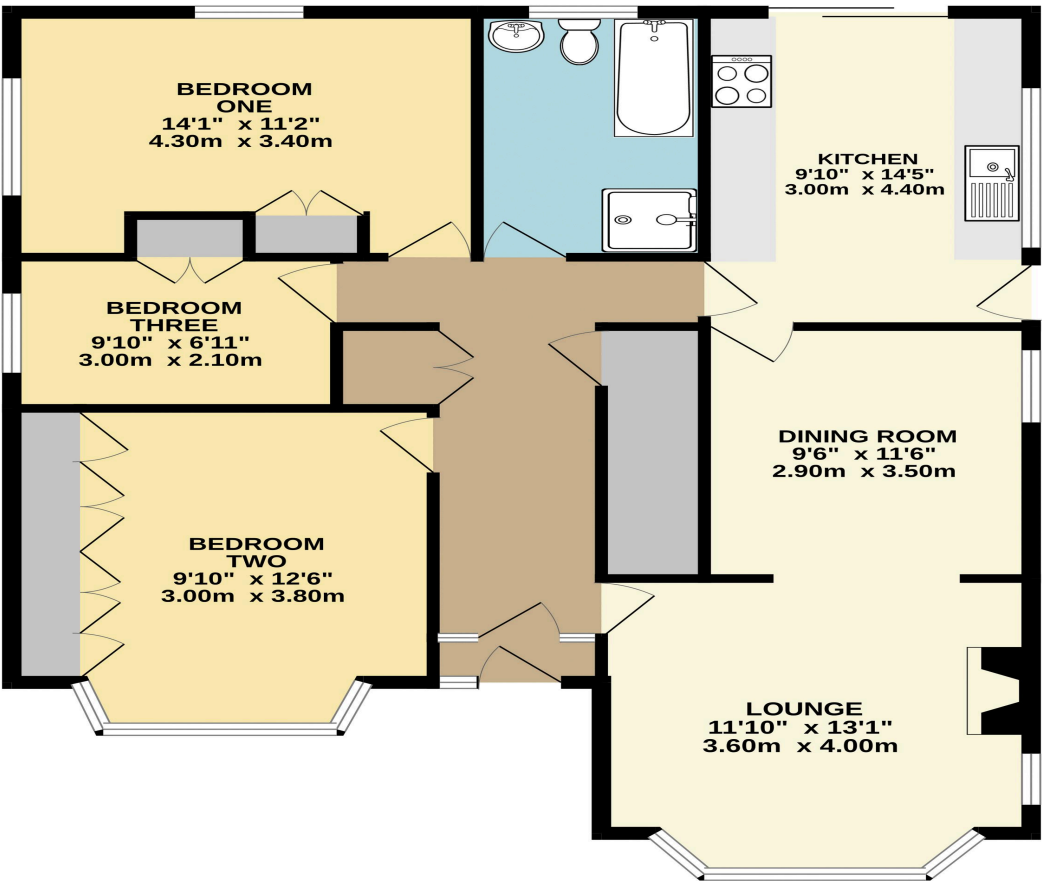
Occupying an expansive plot and providing flexible family living space, this property is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village, including shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford local golf courses, 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 to the ground floor; vestibule, entrance hallway, lounge through dining room, modern kitchen, three good sized bedrooms and a four piece family bathroom.

The property is located on an expansive plot with mature and well maintained gardens to front, sides and rear which includes a sunny positioned patio. Multiple off-street parking is also provided by means of a spacious driveway and detached garage. Available with no onward chain this property has lots of potential for expansion and modernisation therefore an internal viewing is highly recommended to appreciate what this property has to offer, Freehold: Energy Performance Rating D: Council Tax Band E. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
1058 sq.ft. (98.3 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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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Vestibule

Enter through wooden door with window panel to front aspect, brick flooring, wooden door with opaque window panel through to entrance hallway.

Entrance hallway

Gas central heated radiator, built in storage cupboard, decorative ceiling coving, doors leading into other rooms, a useful walk in storage cupboard and loft access.

Lounge

13' 1" x 11' 10" (4m x 3.6m)

Gas central heated radiator, UPVC double glazed window to front and window to side aspect in a bay, a feature gas fireplace with Adam style surround and a marble hearth and back, original parquet herringbone wood flooring underneath the carpet, and opening through to a dining area.

Dining Room

11' 6" x 9' 6" (3.5m x 2.9m)

Gas central heated radiator, UPVC double glazed window to side aspect, original parquet herringbone wood flooring underneath the carpet and door leading through to kitchen.

Kitchen

14' 5" x 9' 10" (4.4m x 3m)

Matching high and low level storage units with laminate roll edge work surfaces over with complimentary tiled splashbacks an inset stainless steel sink with drainer and chrome mixer tap, integrated four ring gas hob with extractor fan over, integrated oven and grill, full size fridge freezer, space and plumbing for washing machine, tiled flooring, gas central heated radiator, UPVC double glazed window to side aspect, UPVC door to side aspect and UPVC double glazed sliding patio doors to rear garden.

Bedroom One

14' 1" x 11' 2" (4.3m x 3.4m)

Gas central heated radiator, UPVC double glazed windows to side and rear aspect, built in storage cupboard, original Parquet herringbone wood flooring underneath carpet.

Bedroom Two

12' 6" x 9' 10" (3.8m x 3m)

UPVC double glazed windows to front aspect, gas central heated radiator and built in wardrobes and storage, original parquet herringbone wood flooring.

Bedroom Three

6' 11" x 9' 10" (2.1m x 3m)

Gas central heated radiator, UPVC double glazed window to side aspect, built in storage cupboard, original parquet herringbone wood flooring.

Bathroom

A four piece suite comprising of low level W/C, vanity handwash basin and chrome mixer tap, bath with chrome mixer tap, a walk in electric shower with half height bi fold shower doors with panelling, tiled walls throughout, vinyl flooring, a gas central heated radiator, UPVC double glazed opaque window to rear aspect.

Outside

Front of the property has a garden area which is mainly laid to lawn, with bushes, shrubs and trees to borders, brick walling and timber fences to boundaries, a stone walkway leading to front door, garden stretches around the side of the property, which has an outside tap, leading to the rear garden, which is a large space mainly laid to lawn, with a range of bushes, shrubs and trees to borders, hedging and timber fencing to boundaries, a green house area and a feature oval unused pond, enter through double wrought iron gates leading to a detached garage, with a block paved area to the front, an up and over door, power and lighting, UPVC double glazed window to side aspect and a side access wooden door, multiple off street parking, provided by means of a large drive way.

Property Particulars: D1