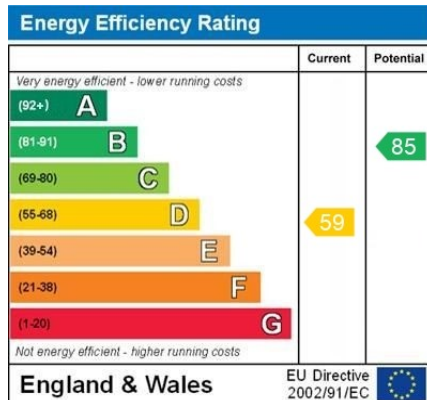


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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order; the buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily 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. Confirmation 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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## Wesley Place, Featherstone, WF7 5LT Two Bedroom Detached, **Offers In Excess Of £230,000**

**Period Cottage Style : Beautifully Presented Throughout : Modern Open Plan  
Dining Kitchen : Lounge and Large Conservatory : Good Sized Double  
Bedrooms : Modern Bathroom : Off Street Parking : Close to Local Amenities,  
Park and Open Countryside : Viewing Highly Recommended to Fully Appreciate**

## PROPERTY DETAILS

Enfields are delighted to offer for sale this two double bedroomed detached period cottage situated within the residential area of Featherstone.

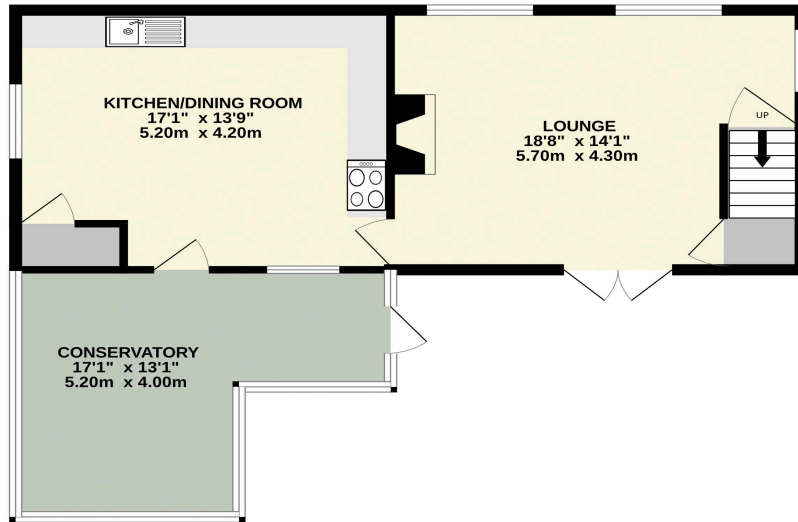
Beautifully presented throughout, this property is located close to a full range of local amenities found within Featherstone, Pontefract and Junction 32 Outlet Village which all have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure 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 of; to the ground floor, expansive conservatory, large lounge and good sized dining kitchen. To the first floor; two double bedrooms and a modern house bathroom with shower.

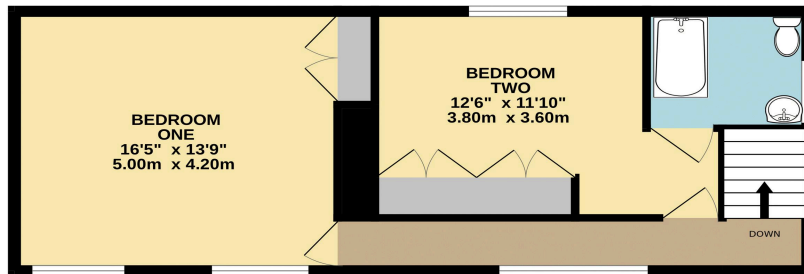
The property benefits from having a good sized courtyard garden to the rear which includes a sunny positioned patio that is ideal for outside entertaining. Off street parking is also provided by means of a parking space. A viewing is highly recommended to appreciate the accommodation this property has to offer. Freehold: Energy Performance Rating D: Council Tax Band B. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS

GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.8 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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### Conservatory

*13' 1" x 17' 1" (3.98m x 5.20m)*

UPVC door with double glazed window panel to side aspect, wood effect flooring throughout, UPVC double glazed windows to front and side aspect, gas central heated radiator, space and plumbing for washing machine, door leading through to dining kitchen.

### Kitchen/Dining Room

*13' 9" x 17' 1" (4.2m x 5.2m)*

Matching high and low level units with wooden square edge worksurfaces over and complementary tiled splashback, inset stainless steel one and half sink and drainer with chrome mixer tap, five ring gas hob with double oven beneath and extractor fan over, integrated full sized fridge freezer, space for dishwasher, tiled flooring throughout, recess spotlights, feature wooden window seat, gas central heated radiator, UPVC double glazed opaque window to side aspect, useful storage cupboard, door leading through to lounge.

### Lounge

*14' 1" x 18' 8" (4.3m x 5.7m)*

Engineered hard wood flooring, gas central heated radiator, a feature gas stove with tiled hearth, open wooden ceiling beams, UPVC double glazed windows to rear and side aspect, UPVC double glazed French doors leading to garden, useful under stairs storage cupboard, door leading through to steps up to first floor landing.

### First Floor Landing

Doors leading into other rooms, gas central heated radiator, half panelling to walls, recess spotlights, wooden open ceiling beam, UPVC double glazed window to front aspect.

### Bedroom One

*13' 9" x 16' 5" (4.2m x 5m)*

Gas central heated radiators, Two UPVC double glazed windows to front aspect, open wooden ceiling beams, useful storage cupboard which houses newly fitted boiler.

### Bedroom Two

*11' 10" x 12' 6" (3.6m x 3.8m)*

Laminate wood effect flooring, gas central heated radiator, UPVC double glazed window to rear aspect, open wooden ceiling beams, built in wardrobes.

### House Bathroom

Three piece suite comprising of low level W/C, handwash basin mounted over vanity unit, with chrome mixer tap, panelled bathtub with chrome taps and electric shower over, wall mounted chrome gas central heated towel rail, tiled flooring and walls throughout, UPVC double glazed opaque window to side aspect.

### Outside

Garden has a large stone patio area leading to a stone storage area, accessed by a timber gate, brick walling and timber fencing to boundaries, an outside tap, brick shed, off street vehicle parking provided by means of a single car parking spot to side of property.

### Property Particulars: D1