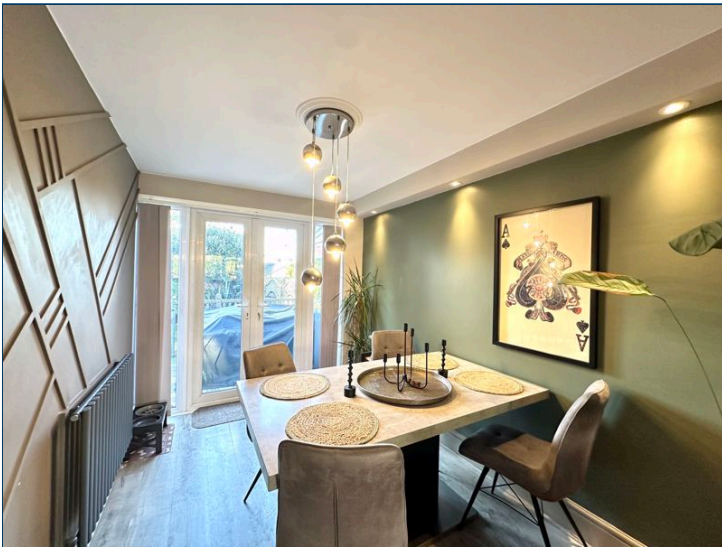


enfields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

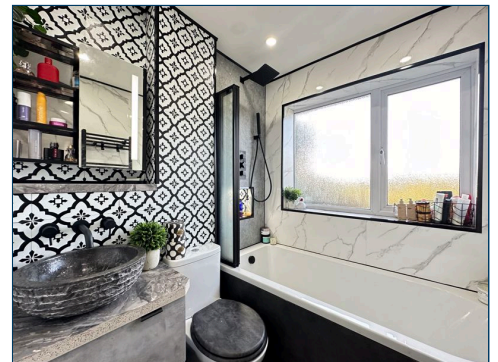
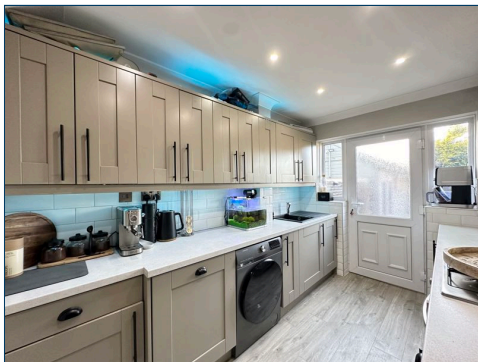
enfields

2 Alamo House, Pontefract, West Yorkshire WF8 1BN

t: 01977 233124 f: e: sales-pontefract@enfields.co.uk www.enfields.co.uk

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 we 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.

enfields



Dandy Mill Avenue, Pontefract, WF8 2JY Three Bedroom Semi-Detached, **Offers in Excess of £200,000**

Modern Presentation : Lounge Through Dining Room : Modern Kitchen with Fitted Appliances : Modern Bathroom with Shower : Good Sized Bedrooms Throughout : Occasional Fourth Bedroom/Office to Loft : Southerly Facing Garden with Raised Decking Area : Large Driveway and Detached Garage with Service Pit : Good Rail, Bus and Road Transport Links

PROPERTY DETAILS

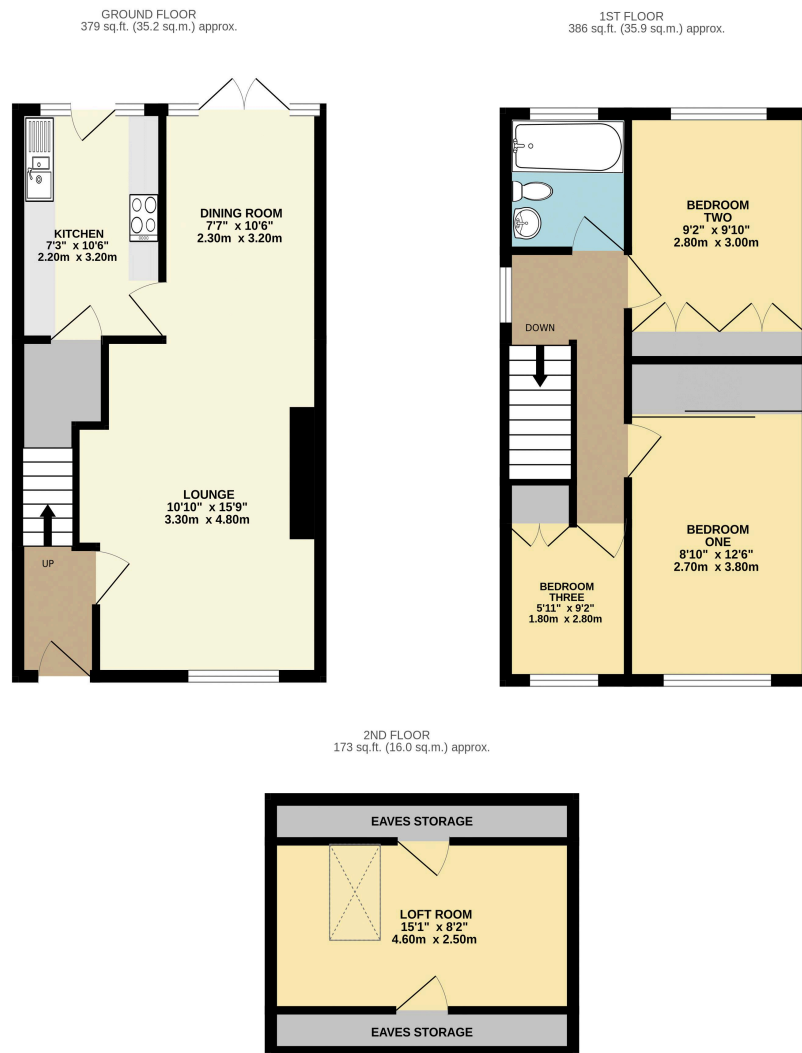
Enfields are delighted to offer for sale this modern three bedroom semi-detached situated within a highly popular residential area of Pontefract.

Beautifully presented throughout, 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 and Pontefract park with it's 1300 acres of park, 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 accommodation briefly comprises; to the ground floor, entrance hallway, spacious lounge, dining room with French doors and modern kitchen with fitted appliances. To the first floor; two double bedrooms with fitted wardrobes, good sized single bedroom with fitted storage and modern family bathroom. The loft space has also been adapted to accommodate an occasional fourth bedroom, office or playroom depending on the owners needs.

The property further benefits from a good sized southerly facing garden which benefits from a raised decking area that is ideal for outside entertaining. Multiple off-street parking is also provided by means of a tandem driveway and garage. This well-proportioned and high quality property requires an internal and external viewing to fully appreciate what is on offer. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



TOTAL FLOOR AREA : 938 sq.ft. (87.2 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.

Made with Metropix ©2024

Entrance Hallway

UPVC door with opaque window panels to front aspect, gas central heated radiator, laminate wood effect flooring, door leading through to lounge, stairs leading to first floor landing, hive heating control.

Lounge

15' 9" x 10' 10" (4.8m x 3.3m)

Laminate wood effect flooring, gas central heated radiator, UPVC double glazed window to front aspect, a feature flush to wall fireplace, recess spotlights, opening through to dining room.

Dining Room

10' 6" x 7' 7" (3.2m x 2.3m)

Gas central heated radiator, laminate wood effect flooring, recess spotlights, UPVC double glazed French doors leading to rear garden, door leading through to kitchen.

Kitchen

10' 6" x 7' 3" (3.2m x 2.2m)

Matching high and low level storage units with laminate roll edge work surfaces over, complimentary tiled splashbacks, one and a half sink with drainer and chrome mixer taps, integrated four ring gas hob with extractor fan over, oven and grill beneath, integrated dishwasher and fridge freezer, space and plumbing for washing machine, wall mounted gas central heated radiator, recess spotlights, useful understairs pantry, laminate wood effect flooring, UPVC double glazed windows to rear aspect, UPVC double glazed door leading to rear garden.

First Floor Landing

UPVC double glazed window to side aspect, door leading to other rooms, loft access.

Bedroom One

12' 6" x 8' 10" (3.8m x 2.7m)

Gas central heated radiator with cover, UPVC double glazed window to front aspect, built in wardrobes with mirrored sliding doors.

Bedroom Two

9' 10" x 9' 2" (3.0m x 2.8m)

Gas central heated radiator, UPVC double glazed window to rear aspect, built in wardrobes.

Bedroom Three

9' 2" x 5' 11" (2.8m x 1.8m)

Gas central heated radiator, UPVC double glazed window to front aspect, built in storage cupboard.

House Bathroom

Three piece suite comprising of low level W/C, circular handwash basin mounted over vanity unit with mixer tap, bath with mains fed thermostatic controlled shower over, marble effect splash proof walls throughout, vinyl wood effect flooring, wall mounted gas central heated tower rail, recess spotlights, UPVC double glazed opaque window to rear aspect.

Loft Room

8' 2" x 15' 1" (2.5m x 4.6m)

Currently used as an office, laminate wood effect flooring, double glazed Velux window, power and lighting, internet connection, under eaves storage and houses the boiler.

Outside

Front of the property has a garden area that is mainly laid to lawn, stone steps with pebble borders leading to front door, rear garden accessed via side of the house by timber gate, decking patio area, ideal for seating, leading to garden which is mainly laid to lawn, decorative stone and pebble walkway, rear storage area with timber shed, timber fencing to boundaries, bushes and shrubs to rear border, outside tap, external power supply, multiple off street vehicle parking provided by means of a tandem driveway, leading to a detached garage with a service pit, up and over door, power and lighting.

Property Particulars: D1