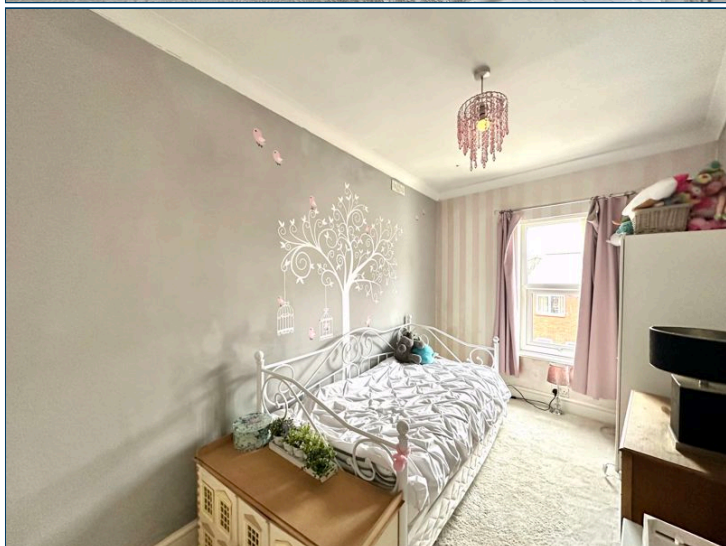


enfields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	47	
(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 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.

enfields



Northland View, Pontefract, WF8 1HS Two Bedroom Semi-Detached, **Offers in Excess of £120,000**

**No Onward Chain : Spacious Period Style Cottage : Lounge and Dining
Kitchen : Double Bedrooms Throughout : Good Sized and Sunny Positioned
Rear Garden : Added Feature of a Cellar : Off Street Parking : Close to Local
Amenities and Schools : In Need of Some Updating**



PROPERTY DETAILS

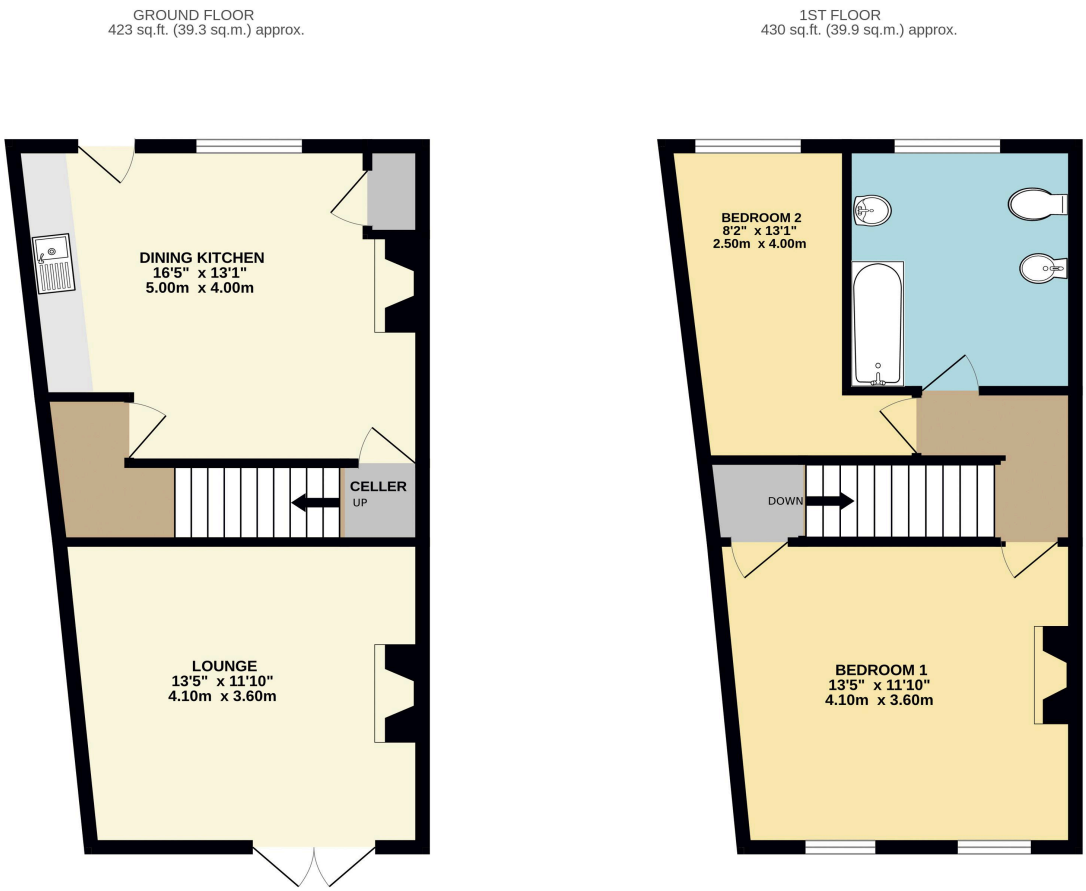
Enfields are delighted to offer for sale this two bedroom semi-detached situated in the popular residential area of Pontefract.

Well presented and with good sized rooms throughout, this family home 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 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; good sized dining kitchen, lounge with period features and French doors to rear. To the first floor; expansive master bedroom, second double bedroom and a house bathroom with shower. To the lower ground level there is also a cellar that is currently used for additional storage.

The property further benefits from having a good sized rear garden that is mainly laid to lawn with a paved patio/seating area. In addition there is also off street parking available to the front of the property. Available with no onward chain an internal viewing is highly recommended to fully appreciate what is on offer. Freehold: Energy Performance Rating E: Council Tax Band A. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



TOTAL FLOOR AREA : 853 sq.ft. (79.2 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 62024

Dining Kitchen

16' 5" x 13' 1" (5m x 4m)

Good sized kitchen having two UPVC double glazed windows and composite door with glazed inlays to front aspect. Built in storage/pantry, low level storage cupboards and drawers with solid timber work surfaces, inset ceramic sink with half sink and drainer, tiled splashbacks, space and plumbing for washing machine, space for cooker and fridge/freezer, tiled flooring throughout, door leading through and down to cellar. Cellar currently used for additional storage.

Inner Hallway

Gas central heating radiator and stairs leading to first floor.

Lounge

13' 5" x 11' 10" (4.1m x 3.6m)

A light and airy living room having feature period style electric stove with period style cast iron surround set in exposed brick chimney breast. Picture rail, central heating radiator, exposed and painted floorboards throughout, UPVC French doors leading directly out onto rear garden and patio.

First Floor Landing

Exposed and painted floor boarding throughout, loft access.

Bedroom One

13' 5" x 11' 10" (4.1m x 3.6m)

A good sized, light and airy room having two UPVC double glazed windows looking directly out of rear garden, feature period cast iron fireplace (unused), built in wardrobe space, two gas central heating radiators, exposed and painted floorboards throughout.

Bedroom Two

13' 1" x 8' 2" (4m x 2.5m)

A second double bedroom having UPVC double glazed window to front aspect and a gas central heating radiator.

Family Bathroom

A good sized bathroom having white four piece suite comprising of double ended bath with central chrome mixer tap and shower attachment, electric shower and shower screen, pedestal wash hand basin, low level w/c and bidet. Tiling to splash prone areas, central heating radiator, UPVC double glazed opaque window to front aspect and wood effect flooring.

Outside

Rear garden occupies a sunny position and is larger than expected, mainly laid to lawn with the added benefit of a paved patio/seating area that is ideal for outside entertaining. Timber storage shed and timber fencing to boundaries. To the front of the property is an off street parking space.

Property Particulars: D1