

enfields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(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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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.

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Lance Grove, Pontefract WF8 4GL Three Bedroom Semi-Detached, **£230,000**

**Ideal For First Time Buyers or Downsizers : Modern Dining Kitchen :
Downstairs W/C : Good Sized Bedrooms Throughout : Modern House
Bathroom : Southerly Facing Garden : Double Driveway with Electric Charger :
Close to Local Amenities and Schools : Good Rail, Bus and Road Transport Links**

PROPERTY DETAILS

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

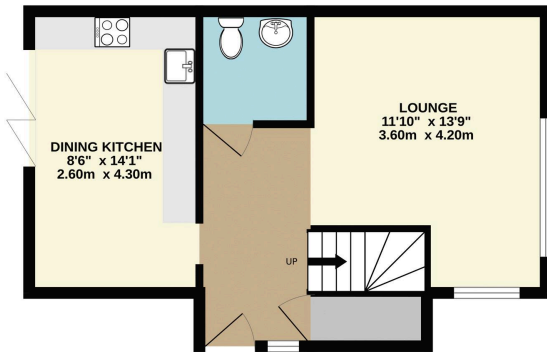
Beautifully presented throughout, this gorgeous home is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village both of which have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses 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 briefly comprises; to the ground floor, reception hallway, modern dining kitchen, lounge and downstairs W/C. To the first floor; two double bedrooms, good sized single bedroom and modern house bathroom.

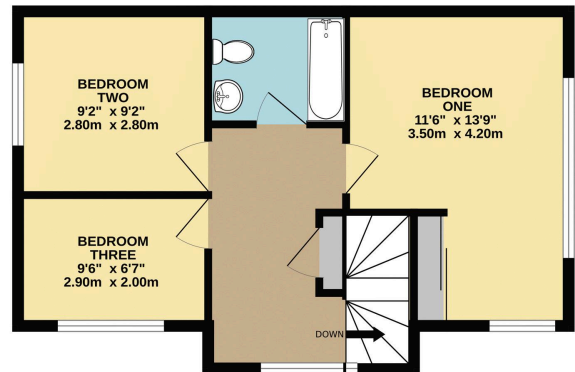
The property further benefits from having a sunny positioned rear garden with a patio which is ideal for outside entertaining. Multiple off-street parking is also provided by means of a double driveway which includes an electric charger. The quality and position of this property means a viewing is highly recommended to appreciate what this family home has to offer. Freehold: Energy Performance Rating B: Council Tax Band C. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
397 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.4 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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Entrance Hallway

Composite door to front aspect, UPVC double glazed opaque window to front aspect, gas central heated radiator, tiled flooring, door to downstairs W/C, an opening through to breakfast kitchen and lounge, stairs leading up to first floor landing and a useful under stairs storage cupboard with space and plumbing for washing machine.

W/C

Two piece suite comprising of low level W/C with soft close mechanism and hidden cistern, wall mounted hand wash basin with chrome mixer tap, tiled walls and floors, gas central heated radiator and recess spotlights.

Dining Kitchen

14' 1" x 8' 6" (4.3m x 2.6m)

Matching high and low level storage units with quartz work surfaces over, with matching full length splashbacks over, inset stainless steel sink with mixer tap, integrated four ring electric hob with extractor fan over, oven and microwave, full size fridge freezer and dishwasher, recess spotlights, tiled flooring throughout, gas central heated radiator, UPVC double glazed window to front aspect and UPVC double glazed bi-folding doors to rear garden.

Lounge

13' 9" x 11' 10" (4.2m x 3.6m)

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

First Floor Landing

UPVC double glazed window to front aspect, recess spotlights, loft access, useful storage cupboard and doors leading into other rooms.

Bedroom One

13' 9" x 11' 6" (4.2m x 3.5m)

Gas central heated radiator, UPVC double glazed windows to front and side aspect, and built in storage cupboard with mirrored sliding doors.

Bedroom Two

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

Gas central heated radiator and UPVC double glazed window to side aspect.

Bedroom Three

6' 7" x 9' 6" (2m x 2.9m)

Gas central heated radiator, UPVC double glazed window to front aspect and recess spotlights.

House Bathroom

Three piece suite comprising of low level W/C with soft close mechanism and hidden cistern, hand wash basin mounted over vanity unit with mixer tap, a panelled bath with mixer taps and shower head attachment with mains fed thermostatically controlled waterfall shower over, tiled walls and floors, gas central heated tower rail and recess spotlights.

Outside

Front of the property has a lawned area with a stone walkway leading to the front door with a covered porch and multiple off street parking provided by means of double drive to the side of the house. Rear of the property is accessed via a timber gate, which is mainly laid to lawn with a stone patio area ideal for seating, timber storage shed, an outside tap, outdoor double plug socket and brick walling and timber fencing to boundaries.

Property Particulars: D1