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Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current Potential



Awaiting EPC

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2 Alamo House, Pontefract, West Yorkshire WF8 1BN

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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 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. Conformation 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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Cobblers Lane, Pontefract WF8 2LL Two Bedroom Detached, **Offers in Excess of £230,000**

Occasional Third Bedroom/Dining Room : No Onward Chain : In Need of Full Modernisation : Good Sized Property with Potential to Expand (Subject to Planning) : Sunny Positioned Garden to Rear : Double Driveway and Expansive Garage : Close to Local Amenities and Schools : Good Rail, Bus and Road Transport Links : Viewing Highly Recommended

PROPERTY DETAILS

Enfields are delighted to offer for sale this expansive two/three bedroom detached bungalow situated within an highly regarded residential area of Pontefract.

In need of full modernisation, 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; dining kitchen, expansive lounge, dining room/third bedroom, two good sized double bedrooms and a house bathroom.

The property also has a good sized, sunny positioned rear garden which includes a paved patio area. Multiple off-street parking is also provided by means of a driveway and expansive garage. Available with no onward chain, an internal viewing is highly recommended to appreciate the accommodation and potential this expansive property has to offer. Freehold: Energy Performance Rating TBC: Council Tax Band C. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

Kitchen

13' 1" x 10' 2" (4m x 3.1m)

UPVC door with double glazed opaque window panel to side aspect, matching high and low level storage units with laminate roll edge marble effect work surfaces over, one and a half inset sink with drainer and chrome mixer tap, space for cooker, extractor fan, space and plumbing for washing machine, tiled walls to splash prone areas, vinyl wood effect flooring, gas central heated radiator, useful storage cupboard, door leading through to other rooms and UPVC double glazed sliding doors to the garden.

Hallway

Loft access and doors leading into other rooms.

Bedroom One

8' 6" x 11' 10" (2.6m x 3.6m)

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

Bedroom Two

8' 2" x 10' 2" (2.5m x 3.1m)

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

Bedroom Three

8' 6" x 10' 2" (2.6m x 3.1m)

Gas central heated radiator, UPVC double glazed window to side aspect, built in storage cupboard and door leading through to bedroom two.

Lounge/Dining Area

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

Gas central heated radiator, UPVC double glazed window to front aspect and feature electric fireplace with adam style surround and marble hearth and back.

House Bathroom

Three piece suite comprising of low level W/C, handwash basin mounted over a vanity unit, a panelled bath with chrome mixer tap and mains fed thermostatically controlled shower head attachment over, tiled walls and floors throughout, wall mounted chrome gas central heated tower rail, built in storage cupboard and UPVC double glazed opaque window to side aspect.

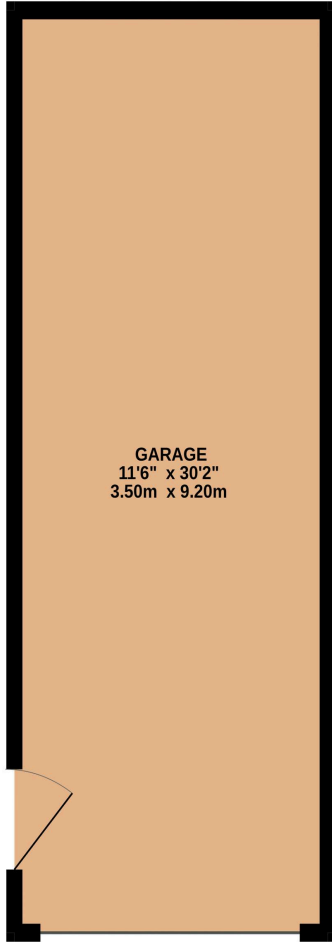
Outside

Front of the property has garden areas which are mainly laid to lawn, with soiled borders and a stone walkway leading round to side of house, accessed through wrought iron gate. Multiple off street parking provided by the means of two separate single driveways, one of which leading to a lower floor garage, with an up and over door, water supply and access door. Rear of the property has a stone patio area, with steps leading up to a garden which is mainly laid to lawn, borders incorporating mature bushes and shrubs, brick walling and timber fencing to boundaries, and a block paved walkway leading to a timber shed that is used for storage.

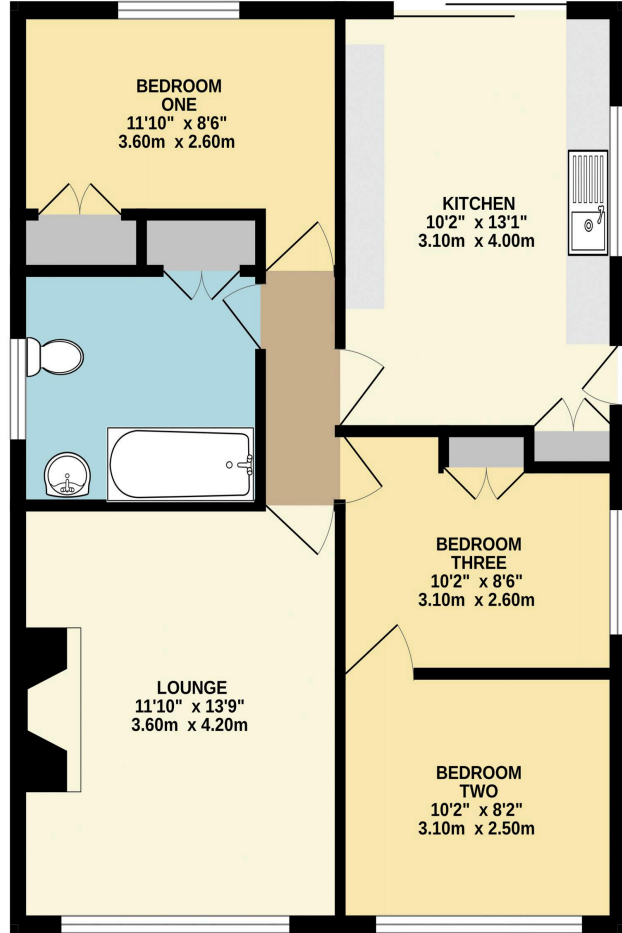
Property Particulars: D1

FLOOR PLANS

GARAGE
347 sq.ft. (32.2 sq.m.) approx.



GROUND FLOOR
646 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.3 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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