

# enfields



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92+) <b>A</b>                              |           | <b>90</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>56</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

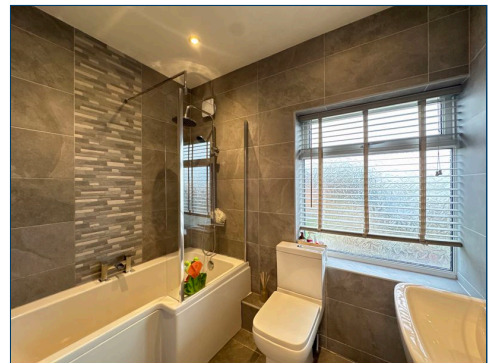
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2 Alamo House, Pontefract, West Yorkshire WF8 1BN  
 t: 01977 233124 f: e: sales-pontefract@enfields.co.uk www.enfields.co.uk

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 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.



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## Windyridge, Little Smeaton, WF8 3LQ Three Bedroom Mid-Terrace, **Offers in Excess of £250,000**

**Extended Cottage Style with Open Panoramic Views : Modern Open Plan Dining Kitchen : Lounge with French Doors to Garden : Double Bedrooms Throughout : Modern Bathroom with Shower : Gardens to Front and Rear with Separate Patio/Seating Areas : Multiple Off Street Parking : Sought After Village Location : Close to Both Village and Town Amenities**

PROPERTY DETAILS

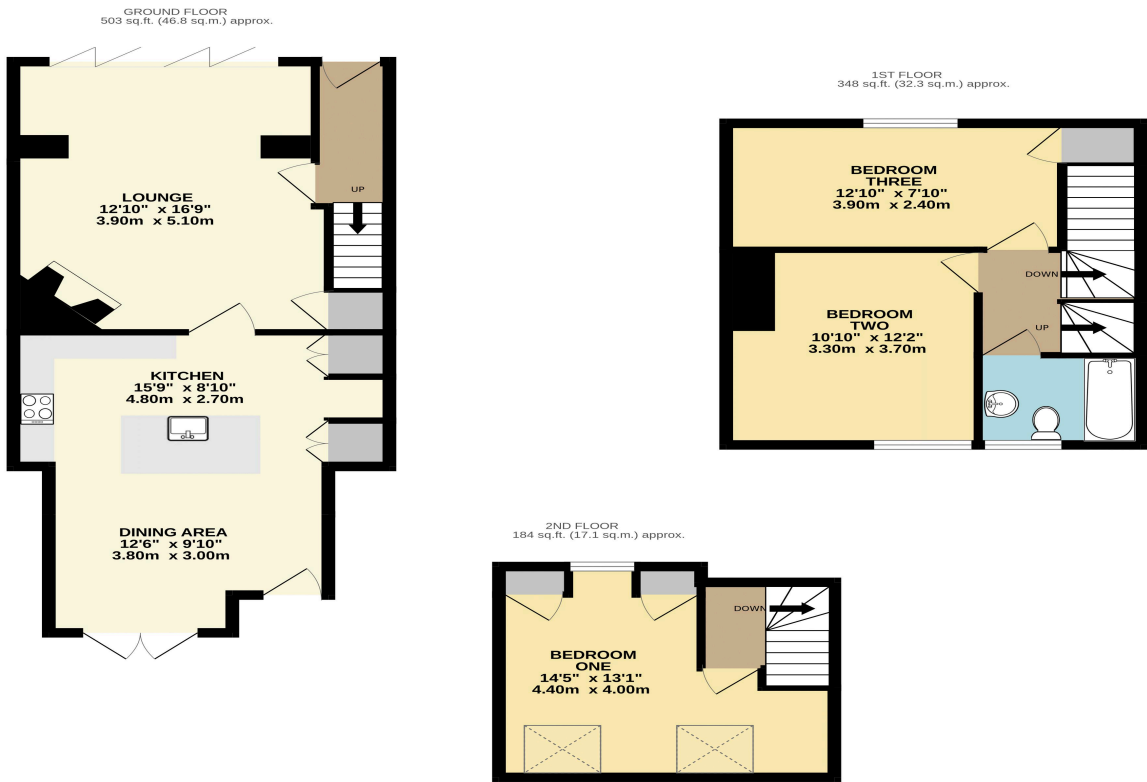
Enfields are delighted to offer for sale this impressive three double bedroom, mid-terraced cottage, situated within the highly regarded residential area of Little Smeaton.

Beautifully presented throughout and to a high specification, this property is located close to a full range of local amenities found within surrounding villages, Pontefract and Junction 32 Outlet Village, including shops, supermarkets, 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 including the highly rated independent Ackworth School. Close by there are also comprehensive transport links into Wakefield, Doncaster and Leeds including the M1, M62 and A1 making this an ideal position for commuting.

The property itself comprises to the ground floor; entrance hallway, lounge with solid fuel burning stove and bi-folding doors providing open countryside views, extended and modern dining kitchen. To the first floor; two double bedrooms and a modern house bathroom with shower. To the second floor is an expansive master bedroom with views over open countryside.

Located alongside open countryside, the property also has a breakfast courtyard to the rear as well as a lawned garden to the front which includes a full width decking/seating area and open countryside views. There is also off street parking provided by a double driveway. Much improved by the current owners the property benefits from having a sympathetic mixture of modern features without losing its period cottage charm. This property would provide an excellent family home, and therefore an internal viewing is highly recommended to appreciate the accommodation and outside space 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



TOTAL FLOOR AREA : 1035 sq.ft. (96.2 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.  
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### Entrance Hallway

UPVC door to front aspect, laminate wood effect flooring, gas central heated radiator, recess spotlights, stairs leading to first floor landing and door leading through to lounge.

### Lounge

**16' 9" x 12' 10" (5.1m x 3.9m)**

Laminate wood effect flooring throughout, multi-fuel burner with an open brick surround and a stone hearth, two gas central heated radiator, recess spotlights, gas central heated radiator, useful storage cupboard, UPVC double glazed bi-folding doors leading to rear garden with expansive countryside views and doors leading to kitchen through dining room.

### Kitchen/Dining Area

**18' 8" x 15' 9" (5.7m x 4.8m)**

High and low level storage units with laminate wood effect work surfaces over with complimentary tiled splashbacks, integrated electric four ring gas hob with extractor fan hood over, oven and grill beneath, space and plumbing for washing machine and tumble dryer, space for full size fridge freezer, kitchen island with low level storage units, inset stainless steel sink with chrome mixer taps, tiled wood effect flooring, recess spotlights, gas central heated radiators, underfloor heating throughout, UPVC double glazed French doors leading to rear patio and a UPVC door to rear aspect.

### First Floor Landing

Doors leading into other rooms, stairs leading to second floor and useful understairs storage cupboard.

### Bedroom Two

**12' 2" x 10' 10" (3.7m x 3.3m)**

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

### Bedroom Three

**7' 10" x 12' 10" (2.4m x 3.9m)**

Gas central heated radiator and UPVC double glazed window to front aspect with countryside views and useful storage cupboard.

### House Bathroom

Three piece suite comprising of low level W/C, pedestal handwash basin with chrome mixer tap, L shaped panelled bath with mains fed thermostatic controlled showerhead over, tiled floors and walls throughout, recess spotlights, wall mounted gas central heated tower rail, UPVC double glazed opaque window to rear aspect.

### Bedroom One

**13' 1" x 14' 5" (4m x 4.4m)**

Loft conversion with gas central heated radiator, UPVC double glazed window to front aspect with countryside views, recess spotlights and under eaves storage.

### Outside

Front of the property has a stone patio ideal for seating with steps leading down to a garden that is mainly laid to lawn, with hedging and timber fencing to boundaries, multiple off street parking is provided by means of double pebbled private driveway to the rear of the property. The rear of the property is a stone patio area with log store, outside tap, brick walling and timber fencing to boundaries.

### Property Particulars: D1