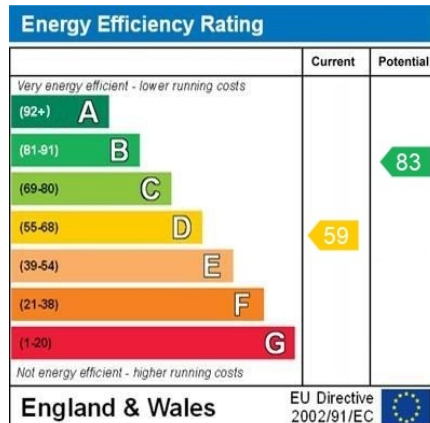


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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily 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 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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Walkergate, Pontefract, WF8 1QS Two Bedroom Semi-Detached Property, **£93,000**

In Need of Full Modernisation : Double Bedrooms Throughout : Lounge and Kitchen : Family Bathroom : Garden to Rear : No Onward Chain : Ideal for Transport Links and Commuting : Close to Town Centre : Viewing Highly Recommended to Fully Appreciate

PROPERTY DETAILS

Enfields are delighted to offer for sale this two bedroom, semi-detached property situated in the much sought after residential area of Pontefract.

This home is close to a full range of local amenities found within Pontefract and Junction 32 Outlet Village including shops, supermarkets, post office, banks, 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. There is close proximity to good local schooling at both primary and secondary level.

The property comprises to the ground floor; reception hallway, generous lounge and a good sized kitchen. To the first floor; two good sized double bedrooms and a house bathroom. The property further benefits from a rear garden. An internal viewing is highly recommended to appreciate the accommodation this family home has to offer. Freehold: Energy Performance Rating D: Council Tax Band B.

Entrance Porch

UPVC door with double glazed window panels to front aspect, door through to inner hallway, gas central heated radiator, doors leading through to lounge, breakfast kitchen and stairs leading through to first floor landing.

Lounge

13' 5" x 12' 10" (4.1m x 3.9m)

Unused fireplace with an Adam style surround and a marble hearth and back, gas central heated radiator, UPVC double glazed windows to front aspect, decorative ceiling coving and rose and picture railing to walls.

Breakfast Kitchen

12' 2" x 17' 5" (3.7m x 5.3m)

Matching high and low level storage units with laminate roll edge work surfaces over, inset stainless steel sink with drainer, space and plumbing for washing machine and full sized fridge freezer, gas central heated radiator, useful understairs storage cupboard, UPVC double glazed window to rear aspect and door leading through to rear entrance porch with a UPVC door leading to rear garden.

First Floor Landing

Doors leading into other rooms.

Bedroom One

13' 9" x 16' 9" (4.2m x 5.1m)

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

Bedroom Two

12' 2" x 8' 10" (3.7m x 2.7m)

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

House Bathroom

Four piece suite comprising of low level W/C, pedestal handwash basin with chrome taps, panelled bath with chrome taps, electric shower, tiled walling to splash prone areas, vinyl flooring, gas central heated radiator, built in airing cupboard and a UPVC double glazed opaque window to rear aspect.

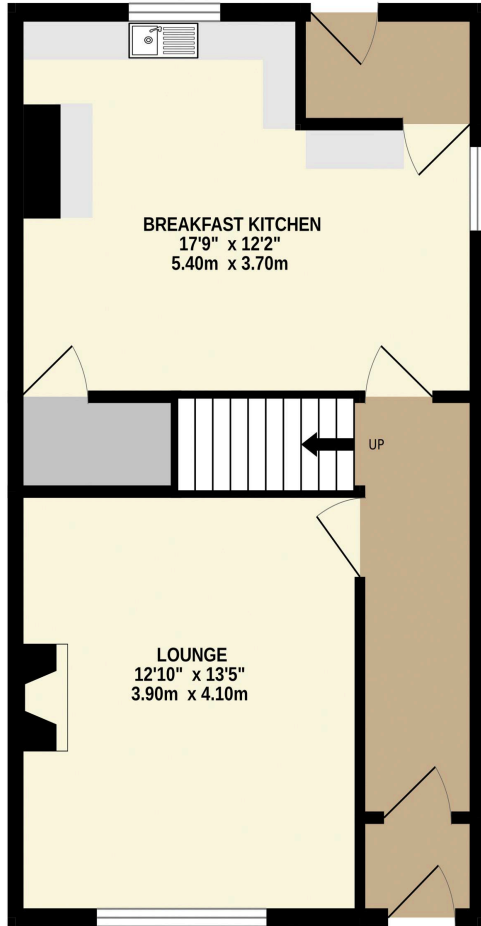
Outside

Front of the property is accessed by double wrought iron gates with timber fencing to boundaries. The rear of property has a garden space which needs maintenance and brick walls to boundaries.

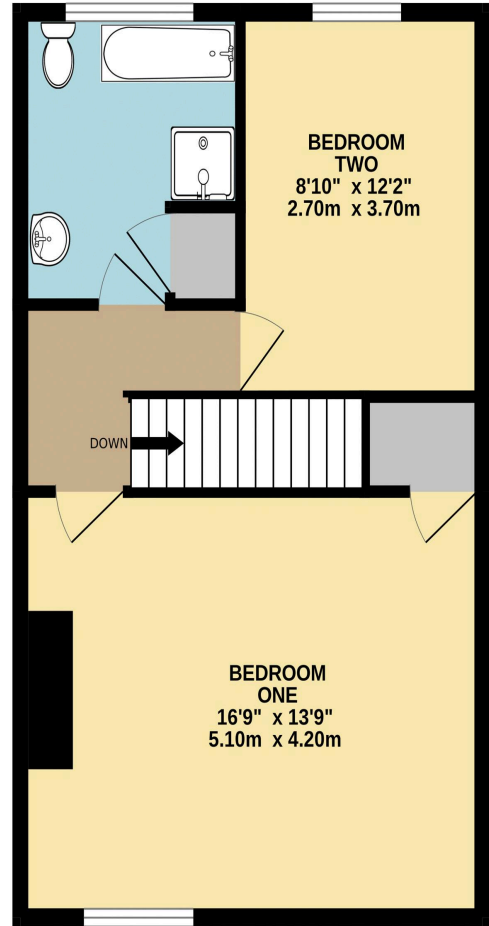
Property Particulars: D1

FLOOR PLANS

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 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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