

# enfields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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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 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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## Camp Mount, Pontefract, WF8 4BY Two Bedroom Detached Bungalow **Offers in Excess of £250,000**

**No Onward Chain : In Need of Some Updating : Good Sized Property and Plot :  
Double Bedrooms Throughout : Modern Shower Room : Gardens to Front and  
Rear : Driveway and Detached Garage : Close to Town Centre and Local  
Amenities : Good Rail, Bus and Road Transport Links**

## PROPERTY DETAILS

Enfields are delighted to offer for sale this two bedroom detached property situated within a highly regarded residential area of Pontefract.

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; breakfast kitchen, large lounge, two double bedrooms and a modern shower room.

Occupying a good sized plot the property also benefits from having generous gardens to the front and rear while multiple off-street parking is provided by means of a driveway and detached 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 E : Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

### Breakfast Kitchen

*15' 1" x 10' 10" (4.59m x 3.30m)*

Enter through a UPVC door to side aspect. Matching high and low level storage units with laminate roll edged 'Granite affect' work surfaces over and matching splashbacks. Insert stainless steel sink with half sink and draining board and Chrome mixer tap. Space for cooker with extractor fan over. Space and plumbing for washing machine. Gas central heated radiator. UPVC double glazed windows to front and side aspect. Vinyl wood affect flooring. Useful storage cupboard with UPVC double glazed opaque window panel to side aspect and built in shelves. Door leading through to the hallway.

### Inner Hallway

Inner Hallway having doors leading into other rooms and Vinyl wood affect flooring.

### Lounge

*19' 0" x 11' 10" (5.79m x 3.60m)*

Lounge having gas central heated radiators. UPVC double glazed windows to front aspect and a feature electric fireplace with 'Marble' Adams style surround hearth and back.

### Bedroom One

*11' 10" x 11' 10" (3.60m x 3.60m)*

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

### Bedroom Two

*14' 1" x 10' 10" (4.29m x 3.30m)*

Gas central heated radiator, UPVC double glazed windows and French doors leading to rear patio. Built in wardrobes and storage.

### Utility/Store

Having space for tumble dryer, housing the boiler and UPVC double glazed opaque window to side aspect.

### House Bathroom

A three piece suite comprising of a low level W/C, Pedestal hand wash basin with Chrome mixer tap and a walk in mains fed thermostatic controlled shower. Tiled walling throughout, Vinyl tiled affect flooring, wall mounted Chrome gas central heated towel rail and UPVC double glazed opaque window to side aspect.

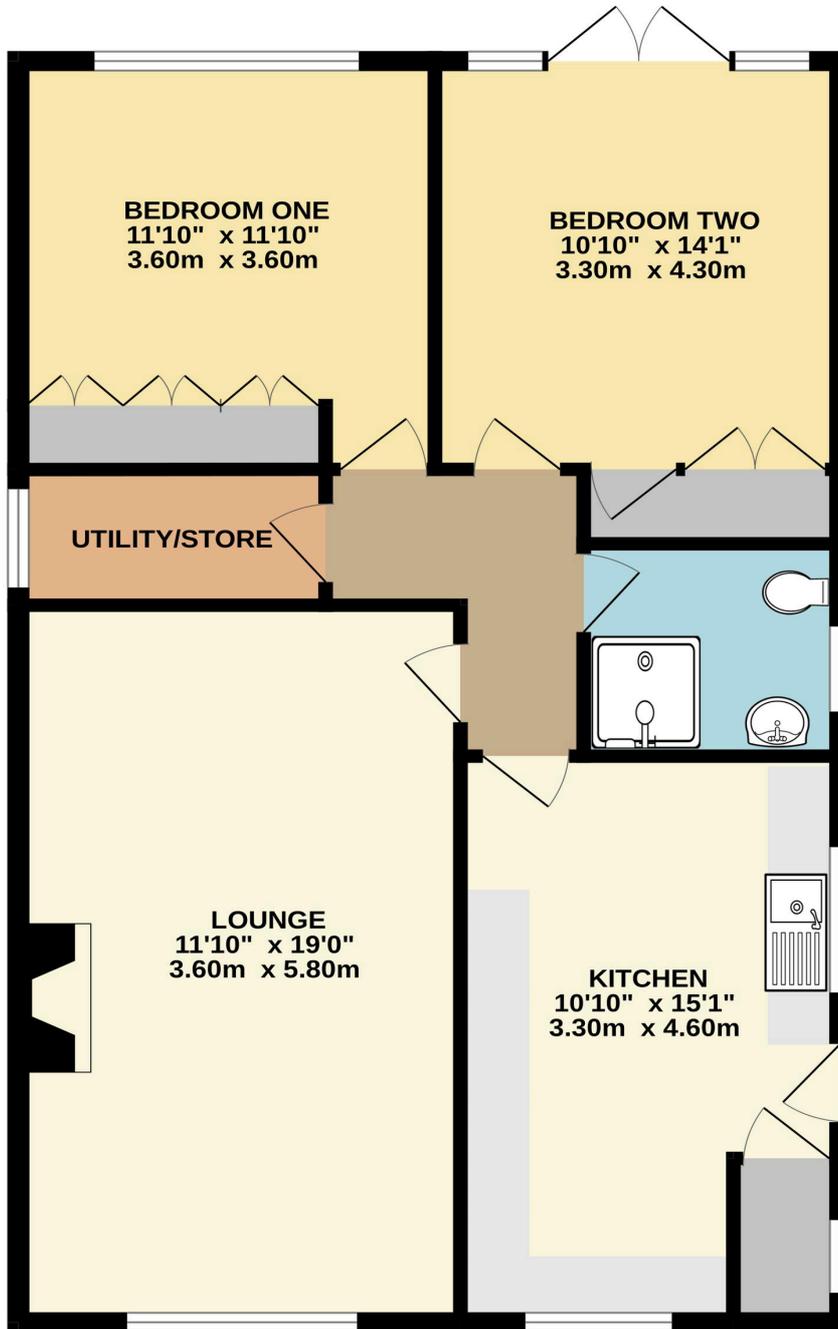
### Outside

Front of the property has a garden which is mainly laid to lawn with Rose borders incorporating mature bushes and shrubs. Timber fencing and brick wall into boundaries. Access via side of property through a wrought iron gate to the rear garden, mainly laid to lawn with a raised stone patio area with a brick wall boundary. An additional stone patio area. Bushes, shrubs and trees to borders and timber fencing to boundaries. Off street vehicle parking is provided by means of a large driveway. Access through double wrought iron gates leading to a detached garage with an up and over door.

Property Particular : D1

# FLOOR PLANS

GROUND FLOOR  
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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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