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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(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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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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Conqueror Way, Pontefract, WF8 2YJ

**Four/Five Bedroom Detached,
Offers in Excess of £340,000**

No Onward Chain : Modern Open Plan Dining Kitching : Expansive Lounge with Bi-Folding Doors : Family Room/Fifth Bedroom : Gym/Office (Potential En-Suite) : Modern Bathroom and En-Suite to Master Bedroom : Southerly Facing Rear Garden with Patio Area : Multiple Off Street Parking : Sought After Cul-De-Sac Location

PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive four/five bedroom detached property situated within a popular residential area of Pontefract.

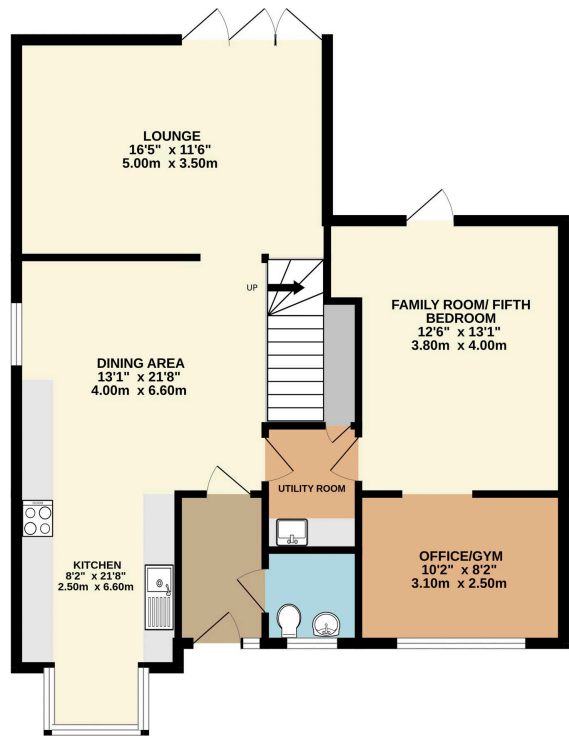
Beautifully presented throughout, this gorgeous home is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village both of which have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as 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, downstairs w/c, lounge with bi-folding doors directly out to the garden, open plan modern dining kitchen, utility space, family/play room and gym/office. To the first floor; master bedroom with modern en-suite, two other double bedrooms, good sized single bedroom and modern house bathroom.

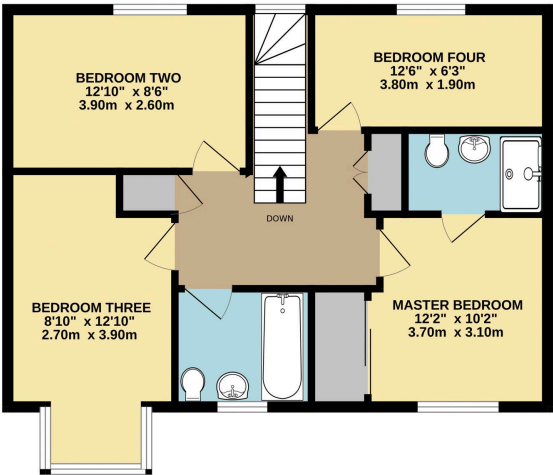
The property further benefits from having a southerly facing rear garden with a lawn and patio which is ideal for outside entertaining. Multiple off-street parking is also provided by means of two separate driveways. Available with no onward chain the quality and specification of this property means an internal viewing is highly recommended to appreciate what this family home has to offer. Freehold: Energy Performance Rating B: Council Tax Band E. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
827 sq.ft. (76.9 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1442 sq.ft. (134.0 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

Front double glazed composite door leading into entrance hallway. Gas central heated radiator and tiled flooring throughout. Door leading to downstairs W/C and access into open plan living area.

W/C

Two piece suite comprising of a low level W/C, handwash basin with chrome mixer tap, vinyl wood effect flooring, tiled walls throughout and UPVC double glazed window to rear aspect.

Dining Kitchen

21' 8" x 13' 1" (6.60m x 4.00m)

Dining area has a gas central heated radiator, UPVC double glazed window to side aspect, downlight spotlighting, tiled flooring and opening through to living room, stairs leading to first floor landing and access into utility room. The kitchen has a range of high and low level modern units with laminate square edged work surfaces and an inset one and half bowl stainless steel sink with drainer and chrome mixer tap. Integral fridge, freezer and dishwasher. space for fridge freezer. Double electric oven including a warming drawer and a four ring gas hob with glass splashback and extractor hood over. Tiled flooring, downlight spotlighting. UPVC double glazed bay window to front aspect overlooking the front garden and neighbouring green space.

Lounge

11' 6" x 16' 5" (3.50m x 5.00m)

UPVC double glazed bi-folding doors to the rear providing access to the rear patio area with seating. Gas central heated radiator.

Utility Room

Base units with laminate worksurface and an inset stainless steel sink with chrome mixer tap. Tiled flooring. Space and plumbing for washing machine. Gas central heated radiator, large understairs storage cupboard and access into family room/Fifth bedroom.

Family Room/Fifth Bedroom

13' 1" x 12' 6" (4.00m x 3.80m)

UPVC double glazed composite door to rear aspect providing views and access to rear patio seating area and garden. Gas central heated radiator and access into office/gym to front aspect. UPVC double glazed window to front aspect.

First floor landing

UPVC double glazed window. Gas central heated radiator. Access to bedrooms and family bathroom. Loft access which is boarded for additional storage. Two large storage cupboards, one housing the boiler.

Master bedroom

10' 2" x 12' 2" (3.10m x 3.70m)

UPVC double glazed window to front aspect overlooking garden and neighbouring green space. Built in sliding mirrored wardrobes. Gas central heated radiator and access into ensuite shower room.

Ensuite shower room

Large shower cubicle with mains fed shower and tiled walls. Wall mounted vanity unit with feature hand wash basin with wall mounted centre fill taps. Low level W/C. Downlight spotlights, extractor fan and gas central heated chrome towel rail.

Bedroom Two

8' 6" x 12' 10" (2.60m x 3.90m)

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

Bedroom Three

12' 10" x 8' 10" (3.90m x 2.70m)

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

Bedroom Four

6' 3" x 12' 6" (1.90m x 3.80m)

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

House Bathroom

Three piece suite comprising of panelled bath with centre fill mixer taps. Mains fed shower over bath, low level W/C, vanity unit with feature hand wash basin and wall mounted centre fill tap. UPVC double glazed window to front aspect. Gas central heated chrome towel rail, Downlight spotlights, and tiling to walls.

Outside

Situated in a private cul-de-sac with access to only two houses, front leading to tarmacked driveway with parking for three/four cars. Front garden has hedges, railings and is mainly laid to lawn with mature plants and shrubs. Pathway to the front door and gated side access to the rear garden. Rear garden is southerly facing, mainly laid to lawn with wall and fence to boundaries, large patio seating area with timber custom fit shed with tiled roof. Outside tap.

Property Particulars D1