

# enfields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	76	
(55-68) <b>D</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		

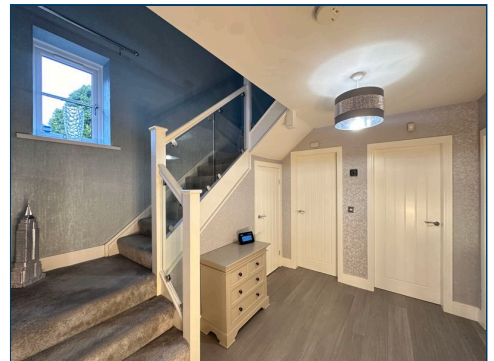
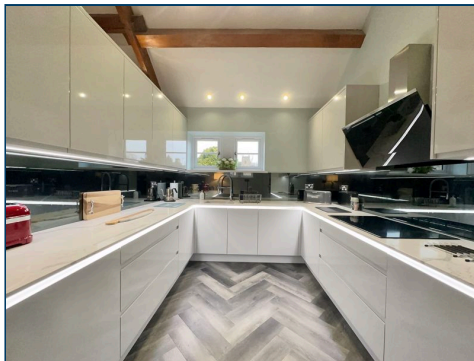
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2 Alamo House, Pontefract, West Yorkshire WF8 1BN  
t: 01977 233124 f: e: sales-pontefract@enfields.co.uk www.enfields.co.uk

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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## Orchard Court, Badsworth, Pontefract WF9 1QA

Three Bedroom Semi-Detached,  
**Offers in Excess of £430,000**

**Highly Sought After Village Location : Beautiful and Modern Presentation :  
Expansive Open Plan Lounge Dining Room : Modern Integrated Kitchen and  
Utility Room : Double Bedrooms Throughout : Modern En-Suite and House  
Bathroom : Double Driveway and Double Detached Garage : Southerly Facing  
Rear Garden with Patio Area : Close to Open Countryside and Motorway  
Networks**

PROPERTY DETAILS

Enfields are delighted to offer for sale this three bedroom semi-detached property situated within the popular residential village of Badsworth.

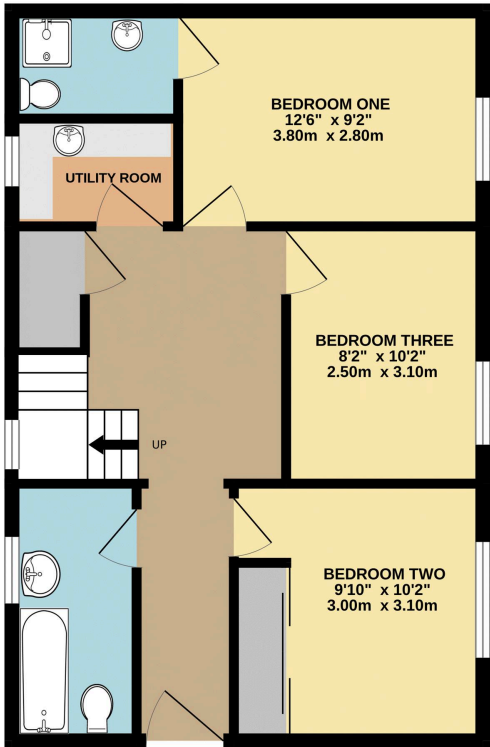
Beautifully presented throughout, this family home is located close to a full range of local amenities found within Pontefract and Junction 32 Outlet Village which all have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, open countryside including 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, entrance hallway, master bedroom with modern en-suite, two further double bedrooms, modern family bathroom and a utility room. To the first floor; expansive lounge trough dining room with impressive vaulted/beamed ceiling and a high quality modern kitchen with fully integrated appliances.

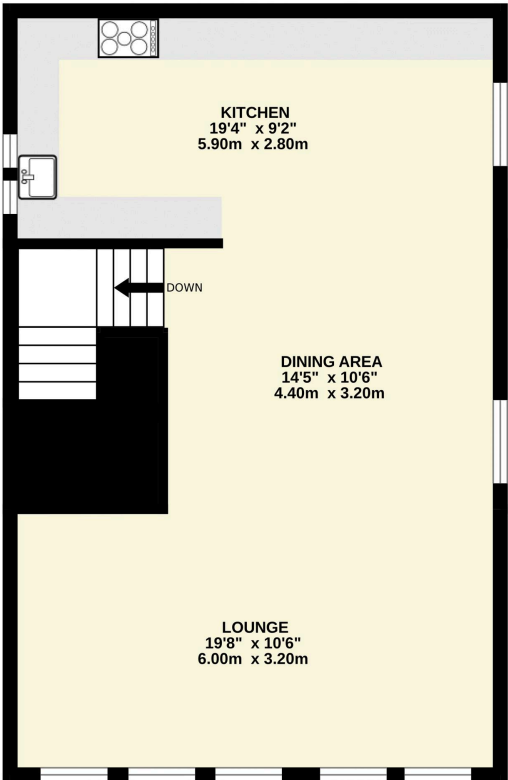
The property benefits from having a good sized southerly facing garden to the rear which includes a sunny positioned patio that is ideal for outside entertaining. Multiple off street parking is also provided by means of a double driveway and detached double garage. Due to the excellent quality and high specification a viewing is highly recommended to appreciate the accommodation this property has to offer. Freehold: Energy Performance Rating C: Council Tax Band F. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1092 sq.ft. (101.5 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

Enter through composite door with double glazed opaque window panel to front aspect. Laminate wood affect flooring throughout, gas central heated radiators, doors leading into other rooms, stairs leading to the first floor landing, useful understairs storage cupboard and UPVC double glazed window to side aspect.

### Bedroom One

*9' 2" x 12' 6" (2.80m x 3.80m)*

Gas central heated radiator, wardrobes with mirrored sliding doors, UPVC double glazed window to side aspect and door through to the en-suite bathroom.

### En-suite Bathroom

A three piece suite comprising of a low level W/C with soft close mechanism and a hidden cistern. A hand wash basin mounted over vanity unit with chrome mixer tap and a walk in mains fed thermostatic controlled twin shower. Wood affect flooring, tiled walls throughout, gas central heated radiator, recess spotlights and UPVC double glazed opaque window to side aspect.

### Bedroom Two

*10' 2" x 8' 2" (3.10m x 2.50m)*

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

### Bedroom Three

*10' 2" x 8' 2" (3.10m x 2.50m)*

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

### Utility room

Low level storage cupboards with 'Granite' square edged work surfaces and matching splashbacks over, an inset stainless steel sink with chrome mixer tap, space and plumbing for washing machine, recess spotlights and UPVC double glazed window to side aspect.

### Kitchen

*9' 2" x 19' 4" (2.80m x 5.90m)*

Matching high and low level storage units with granite marble affect square edged work surfaces over and glass splashbacks. An inset ceramic sink and half sink with chrome mixer tap. Integrated five ring induction hob with extractor fan over, dishwasher, oven grill, microwave and full sized fridge freezer. Herringbone laminate wood affect flooring, gas central heated radiators, recess spotlights, open wooden ceiling beams and UPVC double glazed windows to side aspects.

### Lounge

*10' 6" x 19' 8" (3.20m x 6.00m)*

Gas central heated radiators, UPVC double glazed windows to front and side aspects. Open wooden ceiling beams.

### Outside

Side garden accessed via stone walkway through a wrought iron gate and being low maintenance in nature. An artificial lawn area, a stone patio ideal for seating area. Steps leading up to an additional storage area behind the garage with a wrought iron access gate. Brick walling and timber fencing to boundaries. Multiple off street vehicle parking is provided by means of a double block paved driveway leading to a double detached garage with electric doors and power/lighting. Loft access with a pull down ladder.

### Property Particulars D1