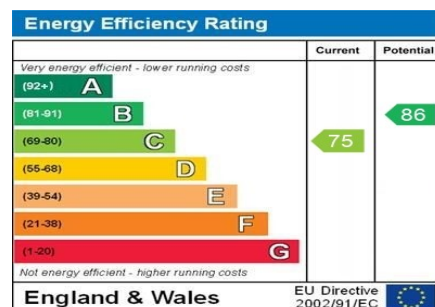
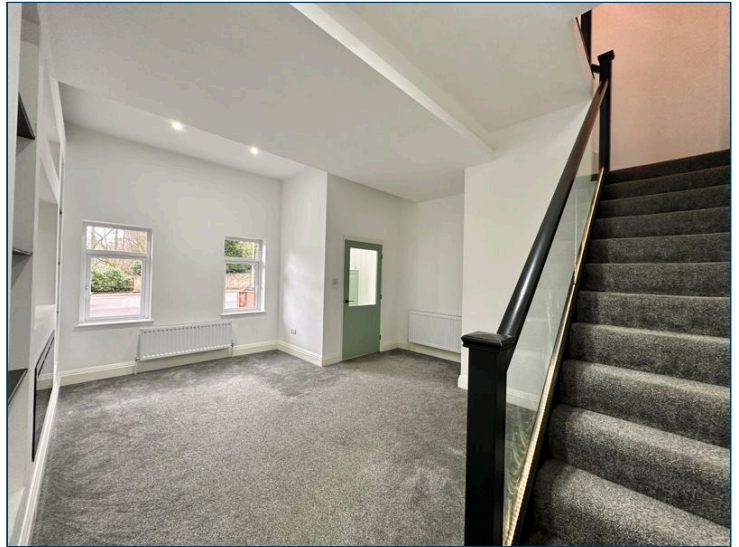


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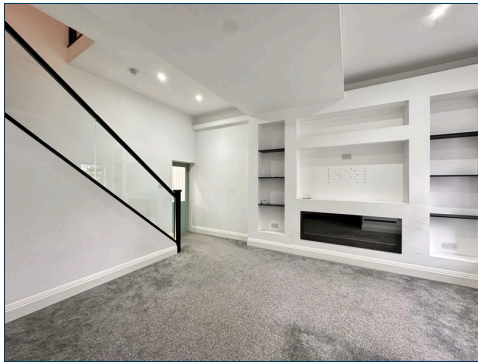


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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Conveyancer or Surveyor. Items shown in photographs are not necessarily 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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Mill Hill Road, Pontefract ,WF8 4HR Three Bedroom Semi-Detached, **Offers In Excess of £230,000**

**No Onward Chain : Modern Fully Fitted Dining Kitchen : Downstairs W/C :
Modern Four Piece Bathroom : Landscaped Garden with Patio Seating Area :
Double Driveway : Close to Town Centre and Open Parkland (Valley Gardens) :
Good Rail, Bus and Road Transport Links**



PROPERTY DETAILS

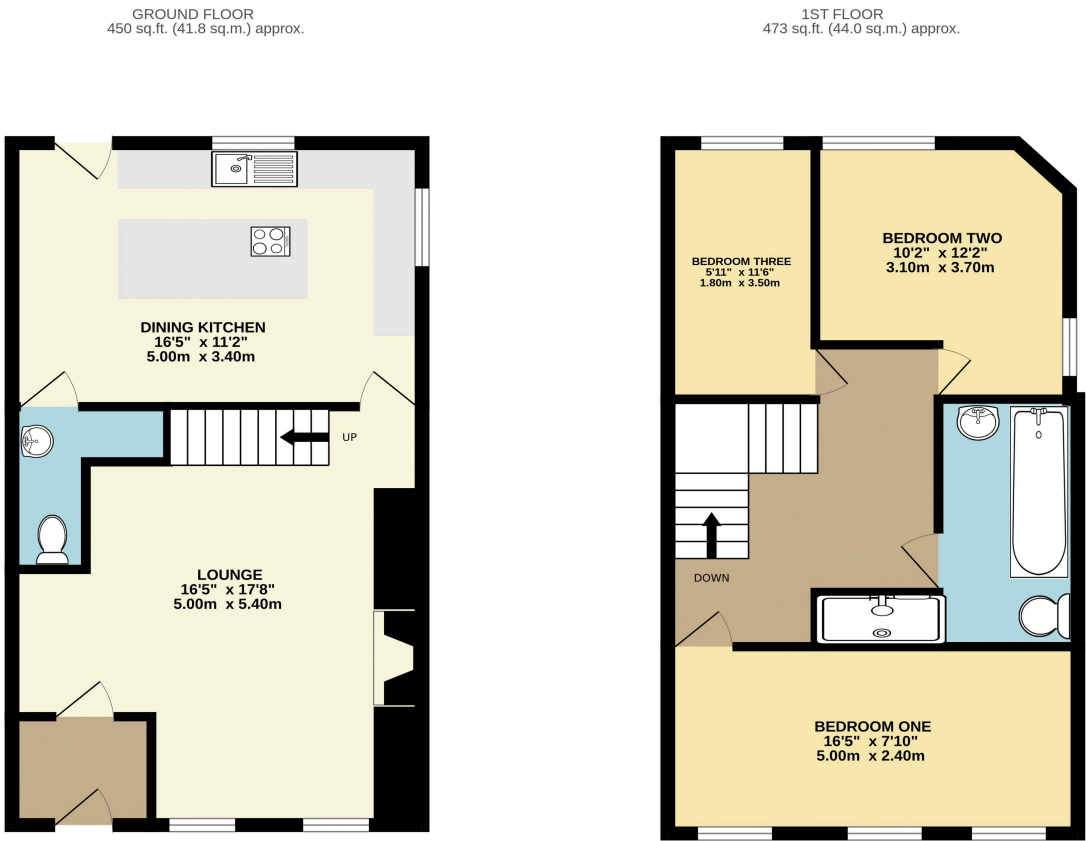
Enfields are delighted to offer for sale this three bedroom semi-detached property situated within a highly regarded and desirable area of Pontefract.

Renovated to a high standard throughout, this family home 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 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 itself comprises to the ground floor; entrance porch, large lounge, downstairs w/c, modern dining kitchen with integrated appliances. To the first floor; two double bedrooms, good sized single bedroom and a modern four piece house bathroom with walk in shower.

Located on a good sized plot, the property benefits from a landscaped and low maintenance garden to the rear which includes a sunny positioned patio/seating area that is ideal for outside entertaining and artificial lawn. Off street parking is provided by means of a double driveway. Available with no onward chain this family home is located in the desirable south side of Pontefract, close to excellent local schools and amenities, therefore an internal viewing is highly recommended to appreciate what it has to offer. Freehold: Energy Performance Rating C: Council Tax Band B. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



TOTAL FLOOR AREA : 924 sq.ft. (85.8 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 Porch

Enter through composite door with double glazed opaque window panels to front aspect. Herringbone wood affect flooring, built in storage cupboard and door through to the lounge.

Lounge

17' 8" x 16' 5" (5.40m x 5.00m)

Gas central heated radiators, built in media wall with storage shelves and tv point incorporating a feature flush to wall electric fireplace. Recess spotlights, stairs leading to first floor landing with a glass banister and LED lighting. Door leading to dining kitchen and UPVC double glazed windows to front aspect.

Dining Kitchen

11' 2" x 16' 5" (3.40m x 5.00m)

Matching high and low level storage units with laminate marble affect square edged work surfaces over and matching splashbacks. An inset sink with draining board and chrome mixer tap. Integrated full size fridge freezer and dishwasher. Kitchen island with low level storage units with laminate square edged marble affect work surfaces. Integrated oven and grill and four ring electric hob. Gas central heated radiator, LVT herringbone wood affect flooring, recess spotlights, UPVC double glazed windows to rear and side aspect, door leading through to downstairs W/C and UPVC door with double glazed opaque window panel to rear garden. Kitchen cupboard housing the boiler.

Downstairs W/C

A two piece suite comprising of a low level W/C with soft close mechanism and hidden cistern, hand wash basin mounted over vanity unit with chrome mixer tap, vinyl wood affect flooring, recess spotlights and wall mounted gas central heated towel rail. Space and plumbing for washing machine and extractor fan.

First Floor Landing

Doors leading into other rooms, gas central heated radiator and loft access.

Bedroom One

11' 2" x 16' 5" (3.40m x 5.00m)

Gas central heated radiator, UPVC double glazed windows to front aspect and recess spotlights.

Bedroom Two

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

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

Bedroom Three

11' 6" x 5' 11" (3.50m x 1.80m)

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

House Bathroom

Four Piece suite comprising of low level W/C with soft close mechanism, a hand wash basin mounted over a vanity unit with chrome mixer tap and tiled splashback. A panelled bath with chrome mixer tap and tiled walls to splash prone areas. A walk in mains fed thermostatic controlled shower with shower head attachment, vinyl wood affect flooring, recess spotlights and wall mounted chrome gas central heated towel rail.

Outside

Front of the property has a double tarmacked driveway providing off street vehicle parking. Indian stone front door porch, brick walls to boundaries and rear garden accessed via side of property through wrought iron gate. Rear garden has a raised Indian stone patio area with a glass boundary, leading down to a garden which is laid with artificial lawn, split by an Indian stone walkway leading to a timber storage shed. Decorative pebbles to borders and timber fencing to boundaries. Outside tap.

Property Particulars D1