

# enfields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(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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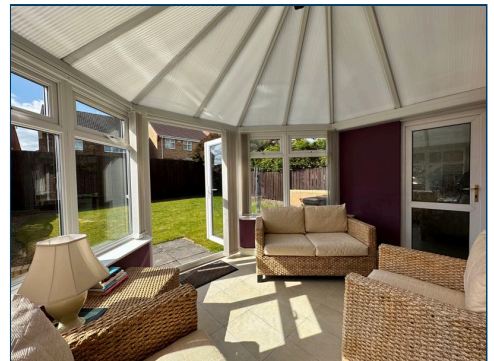
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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Conveyancer or Surveyor. Items shown in photographs are not necessarily 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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## Hampshire Close, Pontefract, WF8 2UG Four Bedroom Detached, **Offers in Excess of £350,000**

**Sought After Cul-De-Sac Location : Well-Presented Throughout : Modern Breakfast Kitchen : Downstairs W/C : Large Lounge, Dining Room and Conservatory : Good Sized Bedrooms Throughout : House Bathroom and Two En-Suite Shower Rooms : Large Sunny Positioned Rear Garden : Double Driveway and Garage**

# PROPERTY DETAILS

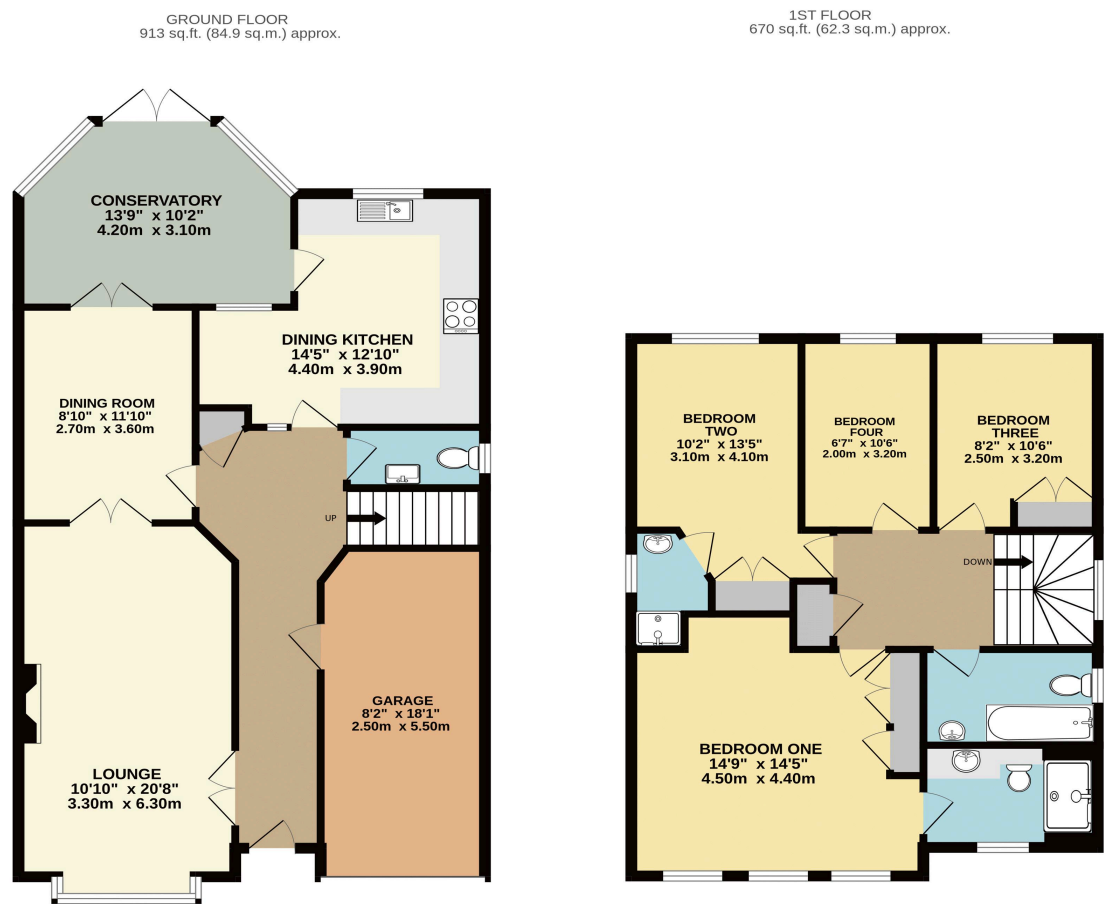
Enfields are delighted to offer for sale this four bedroom detached property situated within the popular residential area of Pontefract.

Well-presented throughout, this family 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, 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 accommodation briefly comprises; to the ground floor, reception hallway, large lounge, dining room, conservatory, modern open plan kitchen with dining area and downstairs W/C. To the first floor; expansive master bedroom with en-suite, second double bedroom with en-suite, additional third double bedroom, good sized single bedroom and a three piece house bathroom.

The property further benefits from having a good sized lawned garden to the rear which includes a sunny positioned patio/seating area. Multiple off street parking is provided by means of a good sized driveway and integral garage. Located within a cul-de-sac position, an internal viewing is highly recommended to appreciate what this family home has to offer. Freehold: Energy Performance Rating C: Council Tax Band E. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS



TOTAL FLOOR AREA: 1584 sq.ft. (147.1 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.  
Made with Metropix 5/2025



## Entrance Hallway

Composite door to front aspect, built-in storage cupboard, gas central heated radiator, stairs giving access to first floor, doors leading to all rooms and internal garage.

## Downstairs W/C

Two piece suite comprising of low level W/C with soft closing mechanism and pedestal hand wash basin, tiling to part walls, UPVC double glazed window to the side aspect, gas central heated radiator and tiled flooring throughout.

## Lounge

*19' 0" x 10' 10" (5.8m x 3.3m)*

UPVC double glazed bow window to front aspect, gas fire mounted on marble hearth with marble back and 'Adam style' surround, double doors leading through into dining room and two gas central heated radiators.

## Dining Room

*11' 10" x 8' 10" (3.6m x 2.7m)*

UPVC double glazed patio doors leading through into conservatory and gas central heated radiator.

## Dining Kitchen

*12' 10" x 15' 1" (3.9m x 4.6m at widest points)*

A range of matching high and low level soft closing storage units with marble effect roll-edged work surfaces and splash backs, inset Carron granite effect sink with half sink, drainer and chrome mixer tap, four-ringed electric hob with extractor fan over, integrated electric oven, 50/50 integrated fridge-freezer, space and plumbing for washing machine, recently replaced tiled effect vinyl flooring, recessed spotlighting, UPVC double glazed window to rear aspect and UPVC double glazed door leading through into conservatory. Dining area having gas central heated radiator and UPVC double glazed window to rear aspect.

## Conservatory

*9' 10" x 13' 5" (3.0m x 4.1m)*

UPVC and brick construction with all heater roof, UPVC French doors leading out to garden and tiled flooring throughout.

## First Floor Landing

Loft access, built-in storage/airing cupboard, gas central heated radiator, UPVC double glazed window to side aspect and doors leading to all first floor rooms.

## Bedroom One

*12' 2" x 15' 1" (3.7m x 4.6m)*

Three UPVC double glazed windows to front aspect, built-in wardrobes/storage cupboards, gas central heated radiator and door leading into en-suite shower room.

## En-suite

Three piece suite comprising of low level W/C with soft closing mechanism, hand wash basin with chrome mixer tap mounted over vanity unit and walk-in thermostatic controlled double shower, shaver point, tiling to part walls, recessed spotlighting, gas central heated radiator and UPVC double glazed opaque window to front aspect.

## Bedroom Two

*12' 10" x 8' 6" (3.9m x 2.6m)*

UPVC double glazed window to rear aspect, built-in wardrobes, gas central heated radiator and door leading into en-suite shower room.

## En-suite

Two piece suite comprising of a recently replaced pedestal hand wash basin and walk-in thermostatic controlled shower, gas central heated radiator and UPVC double glazed window to side aspect.

## Bedroom Three

*10' 6" x 8' 6" (3.2m x 2.6m)*

UPVC double glazed window to rear aspect, built-in double wardrobe and gas central heated radiator.

## Bedroom Four

*10' 6" x 6' 7" (3.2m x 2.0m)*

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

## House Bathroom

*5' 3" x 8' 6" (1.6m x 2.6m)*

Three piece suite comprising of low level W/C with soft closing mechanism, pedestal hand wash basin and panelled bath, extractor fan, spotlights to ceiling, tiling to part walls, gas central heated radiator, UPVC double glazed opaque window to side aspect and recently replaced tiled effect vinyl flooring.

## Outside

The front garden having a lawned area, brick walls to boundaries and access gate to side of property leading to rear. The rear garden being mainly laid to lawn with paved walkway, borders incorporating shrubs and bushes, timber fencing to boundaries. Multiple off-street parking is provided by means of a large tarmac driveway to the front of the property leading to an integral garage. Garage having power, lighting, housing boiler and pedestrian door leading to internal hallway.

## Property Particulars:D1