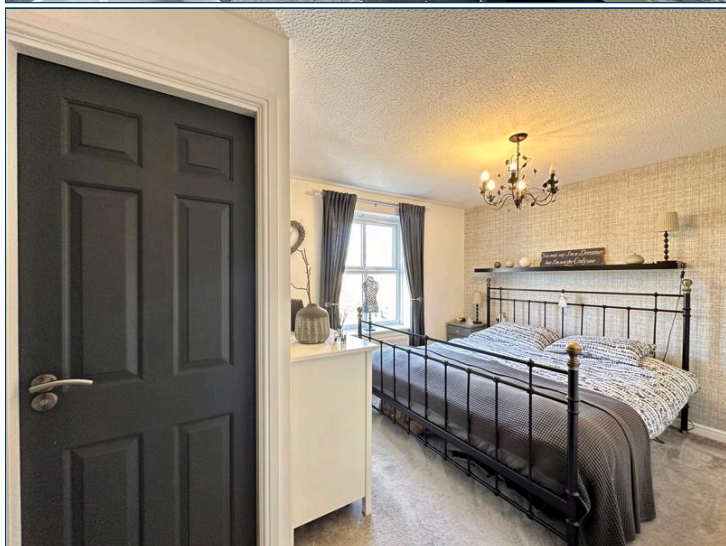


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

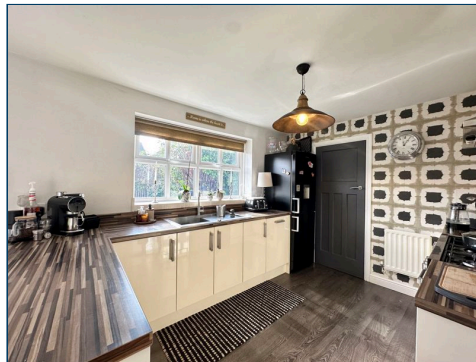
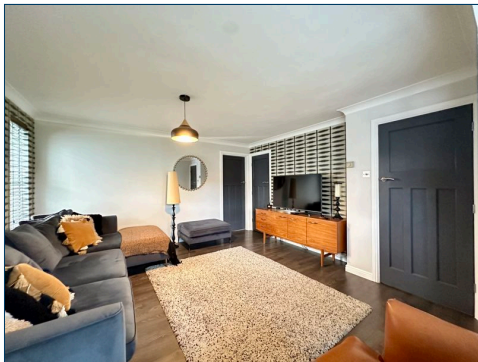
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2 Alamo House, Pontefract, West Yorkshire WF8 1BN

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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Providence Green, Pontefract, WF8 1ST Four Bedroom Detached, **£325,000**

Beautifully Presented : Modern Open Plan Dining Kitchen : Downstairs W/C and Utility Room : Modern Bathroom and En-Suite : Good Sized Bedrooms Throughout : Southerly Facing Garden with Patio/Seating Areas : Double Driveway and Garage : Close to Local Amenities and Schools : Good Rail, Bus and Road Transport Links

PROPERTY DETAILS

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

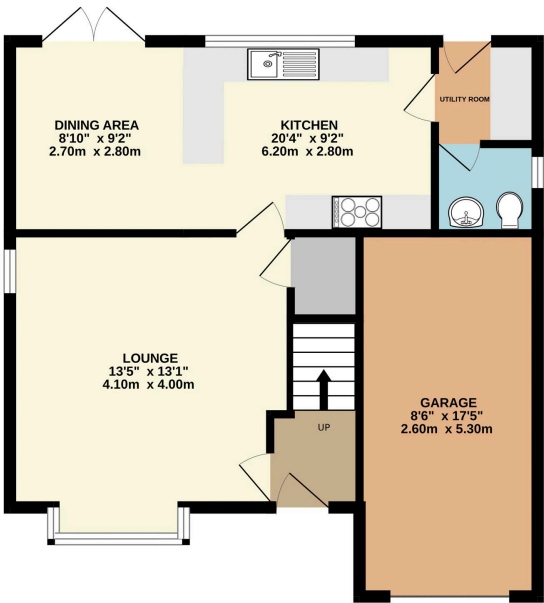
Beautifully presented, this family home is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village both of which have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, 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, Leeds and London.

The property briefly comprises; to the ground floor, entrance hallway, downstairs w/c, lounge and good sized modern dining kitchen with separate utility room. To the first floor; master bedroom with modern en-suite shower room, three other good sized double bedrooms and a modern three piece house bathroom.

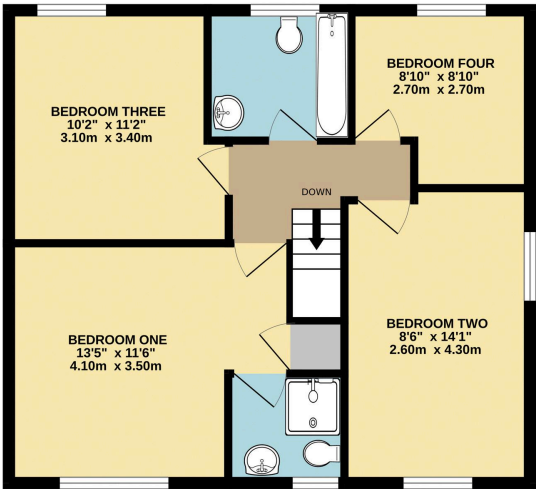
The property further benefits from having a southerly facing garden to the rear with patio/seating areas that are ideal for outside entertaining. The property having an outside socket electric car charging point. Multiple off street parking is provided by means of a double driveway and garage. Located within a much sought after area an internal viewing is highly recommended to appreciate what this family home has to offer. Freehold: Energy Performance Rating C: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA: 1174 sq.ft. (109.1 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.
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Entrance Hallway

Door to front aspect with double glazed opaque window panel, tiled flooring, gas central heated radiator, door through to lounge and stairs leading to first floor landing.

Lounge

13' 1" x 13' 5" (3.98m x 4.09m)

Laminate wood affect flooring, gas central heated radiator, UPVC double glazed windows to front and side aspect, useful understairs storage cupboard and door through to dining kitchen.

Kitchen

9' 2" x 20' 4" (2.79m x 6.19m)

Matching high and low level storage units with laminate roll edged wood affect work surfaces and matching splashbacks. Inset stainless steel sink with draining board and chrome mixer tap. Belling five ring gas hob with oven and grill beneath an extractor fan hood over. Integrated dishwasher and space for full size fridge freezer. Laminate wood affect flooring and gas central heated radiator. UPVC double glazed window to rear aspect and door through to utility. Opening through to dining area.

Dining Area

9' 2" x 8' 10" (2.79m x 2.69m)

Laminate wood affect flooring, high level storage units, gas central heated radiator and UPVC double glazed French doors leading to rear garden.

Utility

Laminate wood affect flooring, space and plumbing for washing machine and tumble dryer. Gas central heated radiator. Door to rear aspect and door leading to downstairs W/C.

Downstairs W/C

Two piece suite comprising of a low level W/C and a hand wash basin mounted over vanity unit with chrome mixer tap and tiled splashbacks. Laminate wood affect flooring, gas central heated radiator and UPVC double glazed opaque window to side aspect.

First Floor Landing

Doors leading into other rooms and loft access.

Bedroom One

11' 6" x 13' 5" (3.50m x 4.09m)

Gas central heated radiator, UPVC double glazed window to front aspect, useful storage cupboard and door leading through to En-suite.

En-suite Bathroom

Three piece suite comprising of a low level W/C, pedestal handwash basin with chrome mixer tap and walk in mains fed thermostatic controlled shower with shower head attachment. Tiled floors and walling throughout, wall mounted chrome gas central heated towel rail and UPVC double glazed opaque window to front aspect.

Bedroom Two

14' 1" x 8' 6" (4.29m x 2.59m)

Laminate wood affect flooring, gas central heated radiator and UPVC double glazed windows to front and side aspect.

Bedroom Three

11' 2" x 10' 2" (3.40m x 3.10m)

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

Bedroom Four

8' 10" x 8' 10" (2.69m x 2.69m)

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

House Bathroom

Three piece suite comprising of a low level W/C, hand wash basin mounted over vanity unit with chrome mixer tap and a tiled splashback. Panelled bath with chrome mixer tap and shower over. Tiled walls to splash prone areas and wood affect flooring. Wall mounted chrome gas central heated towel rail and UPVC double glazed opaque window to rear aspect.

Outside

Front of the property has a garden which is laid to lawn with decorative borders incorporating mature bushes, shrubs and trees and timber fencing to boundary. Rear garden accessed via stone walkway through a timber gate, being mainly laid to lawn with a stone patio area and borders incorporating bushes, shrubs and trees. Raised decking seating area, timber summer house to the rear, an additional stone seating area to the side of the property, brick walling and timber fencing to boundaries. A double driveway providing multiple off street vehicle parking leading to an attached garage with an up and over door with power and lighting. An outside socket electric car charging point.

Property Particulars D1