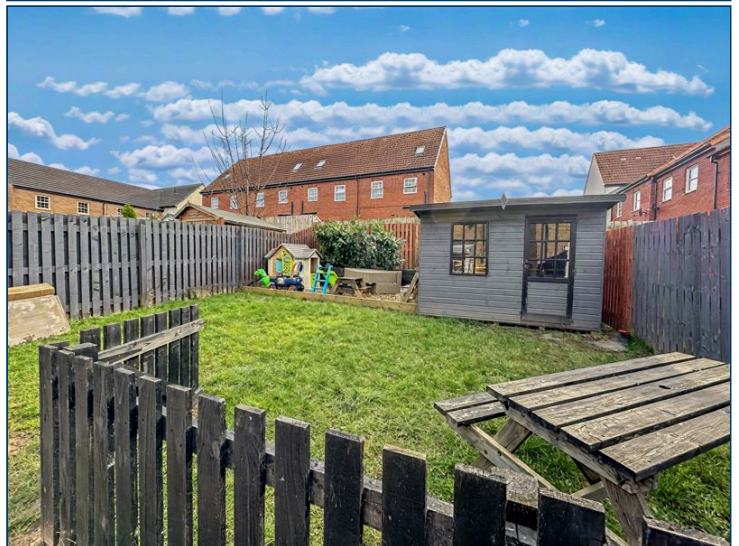
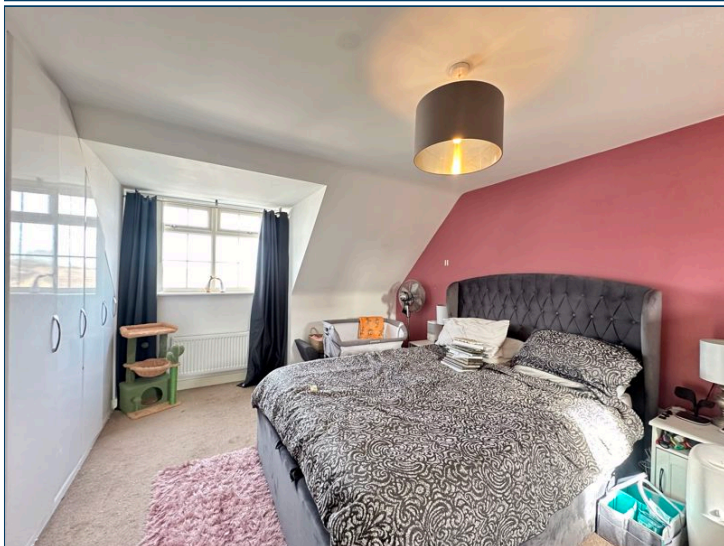
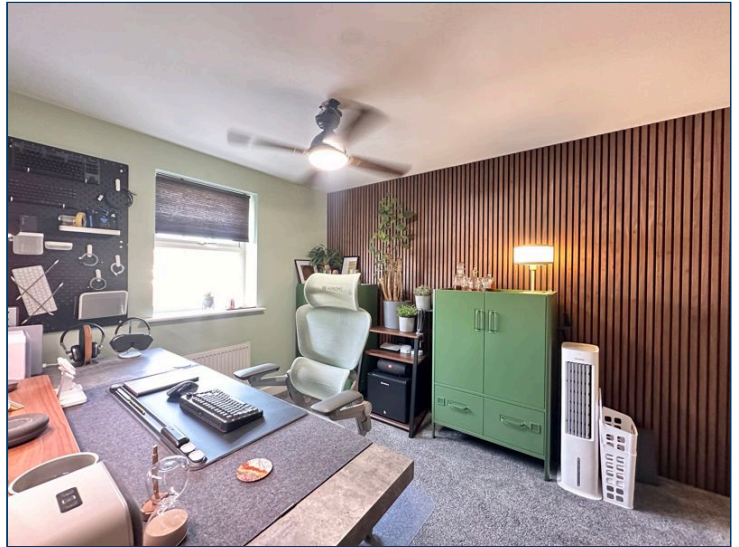


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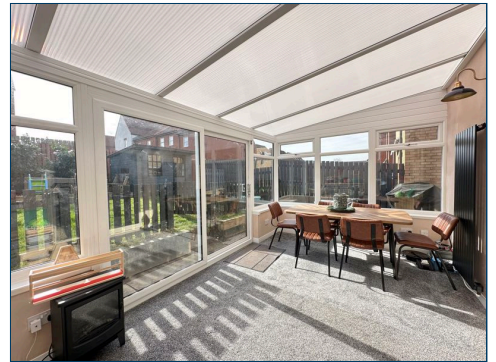
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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Girnhill Lane, Featherstone, WF7 5NF Four Bedroom Detached, **Offers in Excess of £240,000**

Large Lounge and Dining Conservatory : Modern Breakfast Kitchen : Double Bedrooms Throughout : Modern Bathroom with Shower : Expansive Master Bedroom with En-Suite : Sunny Positioned Garden with Patio Area and Summer House : Multiple Off Street Parking : 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 situated within a popular residential area of Featherstone.

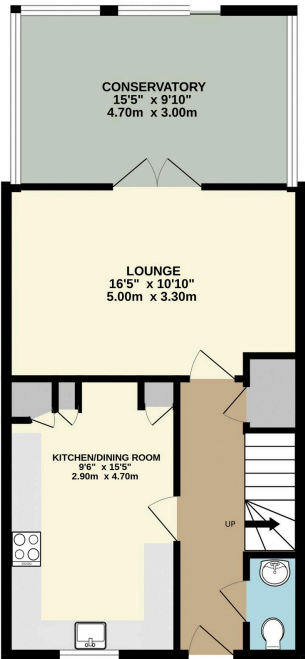
Beautifully presented throughout, this home is located close to a full range of local amenities found within surrounding Featherstone, Pontefract town centre and Junction 32 Outlet Village both of which have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, 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, modern breakfast kitchen, expansive lounge and dining conservatory. To the first floor; three double bedrooms and a modern house bathroom. To the second floor; expansive master bedroom with modern en-suite shower room.

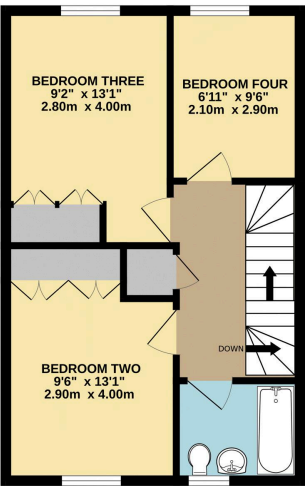
The property further benefits from having a good sized garden to the rear with a patio/seating area that is ideal for outside entertaining. Multiple off street parking is provided by means of a double driveway. Located within a much sought after area an internal viewing is highly recommended to appreciate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

FLOOR PLANS

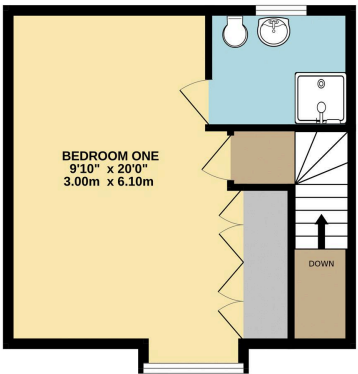
GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



2ND FLOOR
363 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 1374 sq.ft. (127.7 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 ©2025

Entrance Hallway

Enter through composite door with double glazed opaque window panels to front aspect. Built in storage unit, gas central heated radiator, doors leading into other rooms, stairs to first floor landing and useful understairs storage cupboard.

Downstairs W/C

Two piece suite comprising of a low level W/C and a pedestal handwash basin with chrome mixer tap and tiled splashback. Gas central heated radiator.

Kitchen/Dining Room

15' 5" x 9' 6" (4.70m x 2.90m)

Matching high and low level storage units with laminate square edged work surfaces and complimentary tiled splashbacks. Inset ceramic sink with mixer tap. Richmond deluxe cooking range with electric five ring hob and an extractor fan hood over. Integrated dishwasher and washing machine. Space for full size American style fridge freezer. Tiled flooring, wall mounted gas central heated radiator and UPVC double glazed window to front aspect.

Lounge

10' 10" x 16' 5" (3.30m x 5.00m)

Gas central heated radiator and UPVC double glazed French doors leading to conservatory.

Conservatory

9' 10" x 15' 5" (3.00m x 4.70m)

UPVC double glazed windows to rear and side aspect and UPVC sliding door to rear garden. Wall mounted gas central heated radiator.

First Floor Landing

Doors leading into other rooms, useful storage cupboard and stairs to second floor landing.

Bedroom Four

9' 6" x 6' 11" (2.90m x 2.10m)

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

Bedroom Three

13' 1" x 9' 2" (3.98m x 2.79m)

Gas central heated radiator, UPVC double glazed window to rear aspect and built in wardrobes.

Bedroom Two

13' 1" x 9' 6" (4.00m x 2.90m)

Gas central heated radiator, UPVC double glazed window to front aspect and built in wardrobes.

House Bathroom

Three piece suite comprising of a low level W/C, pedestal handwash basin unit with chrome mixer tap, panelled bath with chrome mixer tap and mains fed thermostatic controlled shower and showerhead attachment over. Tiled walls, vinyl wood affect flooring, wall mounted chrome gas central heated towel rail and UPVC double glazed opaque window to front aspect.

Second Floor Landing

Gas central heated radiator and door to bedroom one.

Bedroom One

20' 0" x 9' 10" (6.10m x 3.00m)

Gas central heated radiator, UPVC double glazed window to front aspect, roof window to rear aspect, loft access and built in wardrobes. Door to En-Suite bathroom.

En-Suite Bathroom

Three piece suite comprising of a low level W/C, pedestal hand wash basin with chrome mixer tap and tiled splashback. Walk in mains fed thermostatic controlled twin shower with tiled walls. Vinyl wood affect flooring, wall mounted chrome gas central heated towel rail and roof window to rear aspect.

Outside

Front of the property is wood chipped with a stone walkway leading to front door, accessed through a timber gate, with timber fencing to boundaries. Rear garden accessed via side of property through a timber gate and a stone patio seating area leading to a raised garden which is mainly laid to lawn. Timber fencing to boundaries. Rear wood chippings play area with bushes and shrubs to rear border and a timber shed for storage. Tandem driveway providing off street vehicle parking. Outside tap.

Property Particulars D1