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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B		
(69-80) C	80	
(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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Shortwall Court, Pontefract, WF8 4SZ

**Four Bedroom Detached,
Offers in Excess of £365,000**

Modern Open Plan Dining Kitchen : Utility Room and Downstairs W/C : Good Sized Bedrooms Throughout : Modern Bathroom and En-Suite : Landscaped Garden with Patio/Seating Areas : Double Driveway and Integral Garage : Sought After Development Close to Pontefract Park : 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.

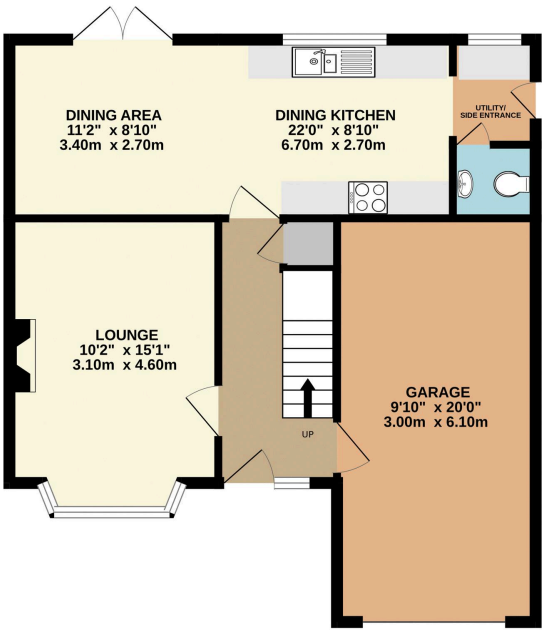
Beautifully presented, this family home is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village both of which have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, 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, utility room, lounge and open plan modern dining kitchen. To the first floor; master bedroom with modern en-suite shower room, two double bedrooms, good sized single bedroom and a modern three piece house bathroom.

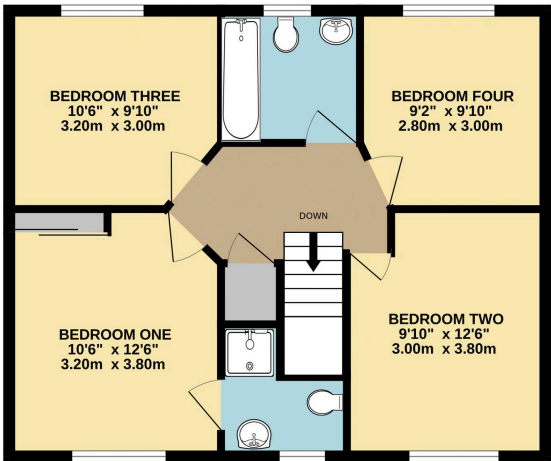
The property further benefits from having a sunny positioned landscaped garden to the rear with patio/seating areas that are ideal for outside entertaining. Multiple off street parking is provided by means of a double driveway and integral garage. Located within a much sought after area an internal viewing is highly recommended to appreciate what this family home has to offer. Leasehold: Yearly Estate Charge approximately £120: Energy Performance Rating C: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
587 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.6 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 panels to front aspect. UPVC double glazed opaque window to front aspect. Porcelain wood affect tiled flooring, stairs leading to first floor landing, useful understairs storage cupboard and doors leading into other rooms.

Lounge

15' 1" x 10' 2" (4.60m x 3.10m)

UPVC double glazed bay window to front aspect. Gas central heated radiator and a feature electric fireplace with an Adams style surround and a tiled back and hearth.

Dining Kitchen

8' 10" x 22' 0" (2.70m x 6.70m)

Matching high and low level storage units with laminate roll edged work surfaces with matching splashbacks. Insert stainless steel one and a half sink with draining board and chrome mixer tap. Integrated four ring gas hob with oven and grill beneath and extractor fan hood over. Integrated full size fridge freezer and dishwasher. Complementary tiled walls to splash prone areas. Porcelain wood affect tiled flooring throughout. UPVC double glazed window to rear aspect. Recess spotlights and archway opening through to utility area.

Dining Area

8' 10" x 11' 2" (2.70m x 3.40m)

Porcelain wood affect tiled flooring, gas central heated radiator, feature wall panelling and UPVC double glazed French doors leading to rear garden.

Utility/Side Entrance

Enter through door with UPVC double glazed window panel to side aspect. Low level storage unit with laminate wood affect work surfaces with matching splashback. Space and plumbing for washing machine, complimentary tiled wall to splash prone area, UPVC double glazed window to rear aspect and door to downstairs W/C.

Downstairs W/C

Two piece suite comprising of a low level W/C and wall mounted hand wash basin with chrome mixer tap. Tiled floors and tiled walling to splash prone areas. Gas central heated radiator and UPVC double window opaque window to side aspect.

First Floor Landing

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

Bedroom One

12' 6" x 10' 6" (3.80m x 3.20m)

Gas central heated radiator, built in wardrobes with mirrored sliding doors, UPVC double glazed window to front aspect and door through 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 a walk in mains fed thermostatic controlled shower. Tiled walls, vinyl tiled affect flooring, gas central heated radiator, recess spotlights and UPVC double glazed opaque window to front aspect.

Bedroom Two

12' 6" x 9' 10" (3.80m x 3.00m)

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

Bedroom Three

9' 10" x 10' 6" (3.00m x 3.20m)

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

Bedroom Four

9' 10" x 9' 2" (3.00m x 2.80m)

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

House Bathroom

Three piece suite comprising of a low level W/C, pedestal hand wash basin with chrome mixer tap and panelled bath with chrome mixer tap. Vinyl tiled affect flooring, tiled half walls, recess spotlights and gas central heated radiator. UPVC double glazed opaque window to rear aspect.

Outside

Rear garden accessed via side of property through a timber gate and being mainly laid to lawn with raised decorative pebbled borders. Incorporating bushes and shrubs. Anthracite porcelain stone patio area across three tiers with upper tier having a timber pergola, timber fencing to boundaries, inset lights and outside tap. Large block paved driveway providing multiple off street vehicle parking which can hold a magnitude of cars leading to an attached integral garage with an up and over door with power and lighting.

Property Particulars D1