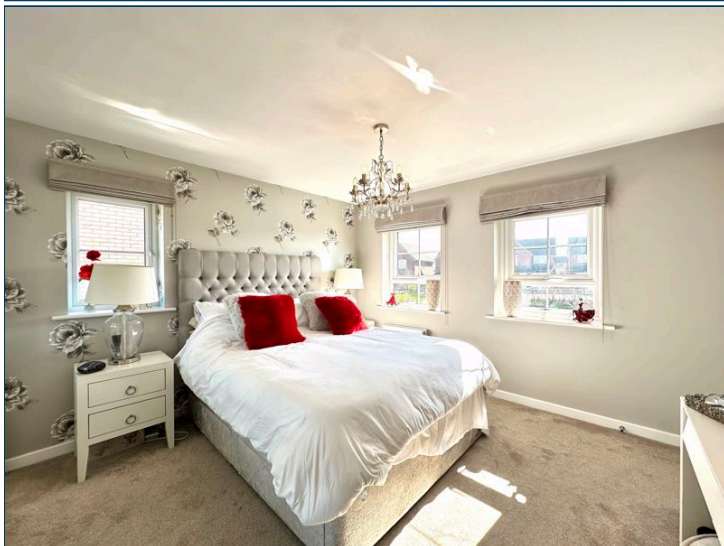


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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2 Alamo House, Pontefract, West Yorkshire WF8 1BN
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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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Coleman Street, Pontefract, WF8 2FL Four Bedroom Detached, **£390,000**

Beautifully Presented Throughout : Lounge and Office : Modern Open Plan Dining Kitchen : Utility and Downstairs W/C : Double Bedrooms Throughout : Modern Bathroom and En-Suite : Indian Stone Patio and Summer House to Garden : Expansive Driveway and Garage : 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.

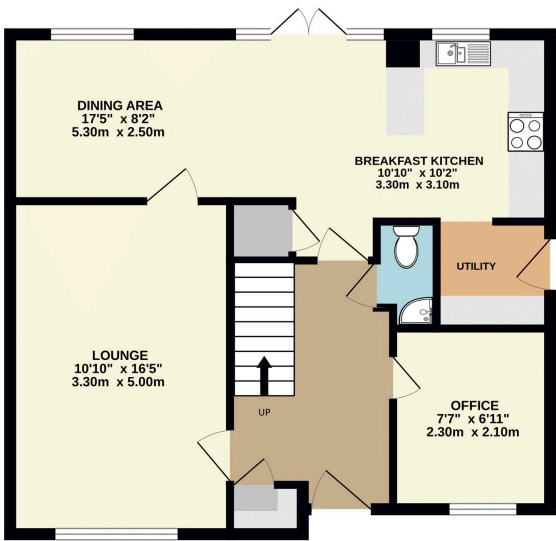
Beautifully presented, this family home is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village both of which have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres,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

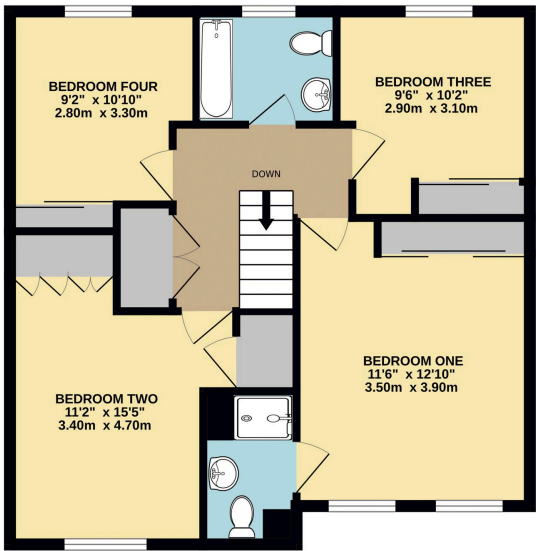
The property further benefits from having a sunny positioned landscaped garden to the rear with patio/seating area and Summerhouse that are ideal for outside entertaining. Multiple off street parking is provided by means of a large driveway and detached garage. Located within a much sought after area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

FLOOR PLANS

GROUND FLOOR
637 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 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 window panel to front aspect. PVC vinyl wood affect flooring. Storage cupboard, doors leading into other rooms and gas central heated radiator. Stairs leading to first floor landing.

Office

6' 11" x 7' 7" (2.10m x 2.30m)

PVC vinyl wood affect flooring, gas central heated radiator and UPVC double glazed window to front aspect.

Lounge

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

Gas central heated radiators, UPVC double glazed window to front aspect and door leading through to dining room.

Downstairs W/C

Two piece suite comprising of a low level W/C, pedestal handwash basin with chrome mixer tap and PVC vinyl wood affect flooring. Tiled half walls, gas central heated radiator and recess spotlights.

Breakfast Kitchen

10' 2" x 10' 10" (3.10m x 3.30m)

Matching high and low level shaker style storage units with granite square edged surfaces and matching splashbacks. Inset stainless steel one and a half sink with drainer and chrome mixer tap. Integrated five ring gas hob with oven and grill beneath and extractor fan hood over. Integrated dishwasher, wine cooler and full size fridge freezer. Tiled floors, recess spotlights and UPVC double glazed window to rear aspect. Breakfast bar. Useful understairs storage cupboard. Opening through to utility.

Utility

Tiled flooring and gas central heated radiator. Matching high and low level storage units with granite square edged work surfaces and matching splashback. Space and plumbing for washing machine. Recess spotlights and composite door with double glazed opaque window panel to side aspect. Leading to driveway.

Dining Area

8' 2" x 17' 5" (2.50m x 5.30m)

Tiled floors throughout, gas central heated radiators and UPVC double glazed window to rear aspect. UPVC double glazed French doors leading to rear garden.

First Floor Landing

Gas central heated radiator, doors leading into other rooms, built in storage cupboard and loft access.

Bedroom One

12' 10" x 11' 6" (3.90m x 3.50m)

Gas central heated radiator and UPVC double glazed windows to front and side aspects. Built in wardrobes with mirrored sliding doors. Recess spotlights and door through to En-suite bathroom.

En-Suite Bathroom

Three piece suite comprising of a low level W/C, pedestal handwash basin with chrome mixer tap. Walk in mains fed thermostatic controlled shower. Vinyl wood affect flooring, recess spotlights, tiled half walls and gas central heated radiator.

Bedroom Two

15' 5" x 11' 2" (4.70m x 3.40m)

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

Bedroom Three

10' 2" x 9' 6" (3.10m x 2.90m)

Gas central heated radiator, UPVC double glazed window to rear aspect and built in wardrobe with mirrored sliding doors.

Bedroom Four

10' 10" x 9' 2" (3.30m x 2.80m)

Gas central heated radiator, UPVC double glazed window to rear aspect and built in wardrobe with mirrored sliding doors.

House Bathroom

Three piece suite comprising of a low level W/C, pedestal handwash basin with chrome mixer tap and a panelled bath with chrome mixer tap with mains fed thermostatic controlled shower over. Vinyl wood affect flooring tiled half walls and gas central heated radiator. Recess spotlights and UPVC double glazed opaque window to rear aspect.

Outside

Front of the property has a garden which is mainly laid to lawn with bushes and shrubs to borders and a stone walkway leading to front door. Rear garden accessed via side of property through a timber gate and having a large stone patio area and a garden which is mainly laid to lawn. Timber fencing to boundaries and outside tap. Summer house with power and lighting. Accessed via a UPVC door and timber flooring. Tandem driveway providing multiple off street vehicle parking leading to a detached garage with an up and over door. Power and lighting.

Property Particulars D1