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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(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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Battle Grove, Pontefract, WF8 4GF Three Bedroom Semi-Detached, **£250,000**

**Beautiful Presentation Throughout : Modern Open Plan Dining Kitchen :
Downstairs WC : Good Size Lounge with Bi-Folding Doors : Good Size
Bedrooms Throughout : Modern Bathroom and En-Suite : Sunny Positioned
Garden with Patio and Decking : Multiple Off Street Parking : Close to Local
Amenities and Schools**

PROPERTY DETAILS

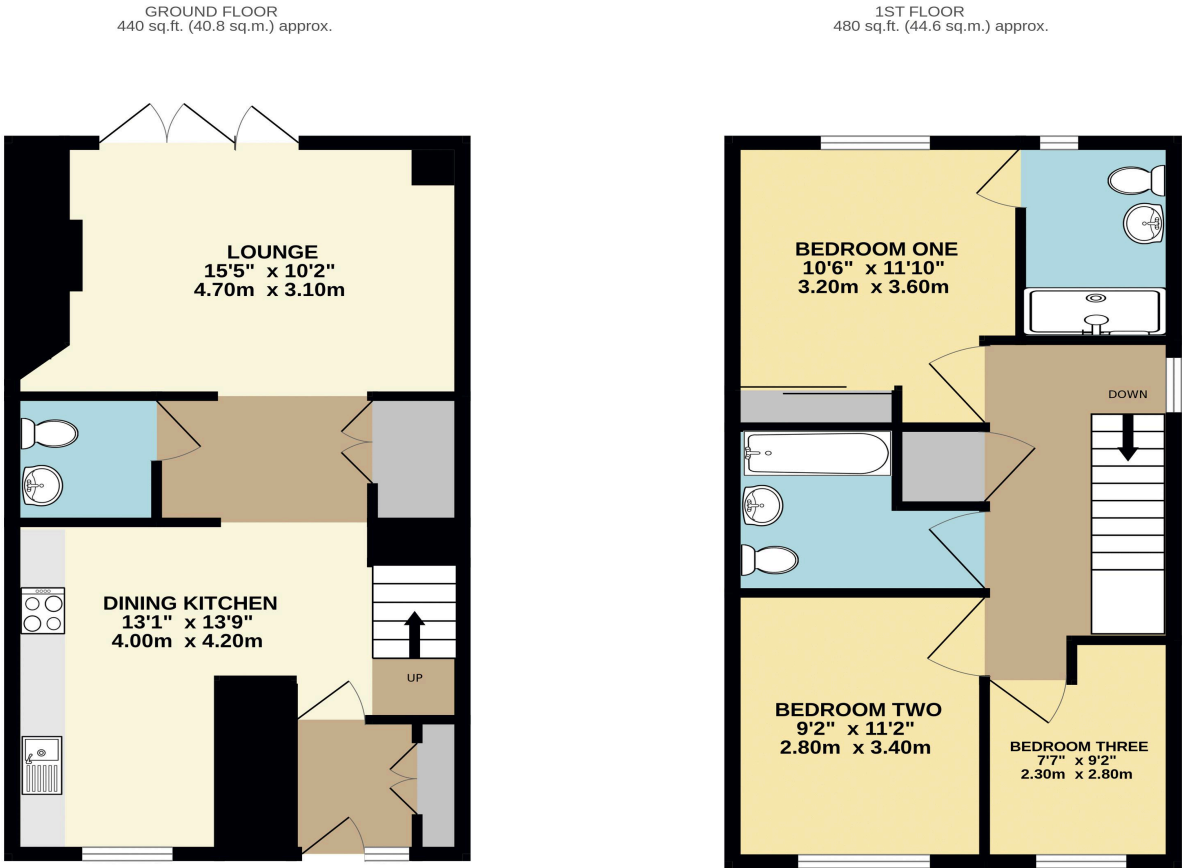
Enfields are delighted to offer for sale this three bedroom semi-detached situated within a sought after residential area of Pontefract.

Beautifully 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, including 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 and Leeds.

The property itself comprises to the ground floor; entrance hall, downstairs WC, modern open plan dining kitchen and spacious lounge with bi-folding doors to the rear. To the first floor; master bedroom with modern en-suite, second double bedroom, a single bedroom and modern three piece house bathroom.

The property also benefits from having a sunny positioned garden to the rear which includes a patio and decking area that are ideal for outside entertaining. Multiple off street parking is provided by means of a double driveway. An internal viewing is highly recommended to appreciate the accommodation this family home has to offer. Freehold: Energy Performance Rating B: Council Tax Band C. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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 to front aspect, double glazed opaque window panel to front aspect and gas central heated radiator. LVT wood affect flooring, useful storage cupboard and door leading through to inner hallway.

Inner Hallway

Stairs leading to first floor landing, gas central heated radiator and useful understairs storage cupboard/ Utility with space and plumbing for washing machine. LVT flooring, door through to downstairs W/C and opening through to lounge and dining kitchen.

Dining Kitchen

13' 9" x 13' 1" (4.20m x 4.00m)

Matching high and low level storage units with laminate square edged wood affect work surfaces and matching splashbacks. Complimentary tiled walls to splash prone areas. Inset sink with draining board and chrome extendable mixer tap. Integrated four ring gas hob with extractor fan hood over and glass splashback. Integrated oven, grill, full size fridge freezer and dishwasher. LVT wood affect flooring, recess spotlights and UPVC double glazed window to front aspect. Gas central heated radiator.

Downstairs W/C

Two piece suite comprising of a low level W/C with soft close mechanism and a hidden cistern. Wall mounted hand wash basin with chrome mixer tap. Gas central heated radiator, LVT wood affect flooring, tiled walls and recess spotlights.

Lounge

10' 2" x 15' 5" (3.10m x 4.70m)

Feature built in storage and TV point with a feature electric flush to wall fireplace display. Gas central heated radiators, UPVC double glazed bi-folding doors leading to rear garden. UPVC double glazed window to side aspect, useful storage cupboard and doors leading into other rooms.

Bedroom One

11' 10" x 10' 6" (3.60m x 3.20m)

Gas central heated radiator, UPVC double glazed window to rear aspect and built in wardrobes with sliding doors. Loft access and door through to En-suite bathroom.

En-Suite Bathroom

Three piece suite comprising of a low level W/C with hidden cistern and soft close mechanism. Handwash basin mounted over vanity unit with chrome mixer tap and a walk in mains fed thermostatic controlled shower and showerhead attachment with digital controls. LVT wood affect flooring, wall mounted chrome gas central heated towel rail and recess spotlights. UPVC double glazed opaque window to rear aspect.

Bedroom Two

11' 2" x 9' 2" (3.40m x 2.80m)

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

Bedroom Three

9' 2" x 7' 7" (2.80m x 2.30m)

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

House Bathroom

Three piece suite comprising of a low level W/C with a hidden cistern and soft close mechanism. Handwash basin mounted over vanity unit with chrome mixer tap and a bath with centralised chrome mixer tap. Mains fed thermostatic controlled shower over. LVT wood affect flooring throughout, recess spotlights, tiled walls and wall mounted chrome gas central heated towel rail.

Outside

Front of the property has a stone walkway leading to front door. Rear garden accessed via stone walkway through a timber gate. Rear garden being mainly laid to lawn with a stone patio area. Timber shed for storage. Outside Tap. Raised rear timber decking area. Timber fencing to boundaries. Double tarmacked driveway providing multiple off street vehicle parking to the front of the property.

Property Particulars D1