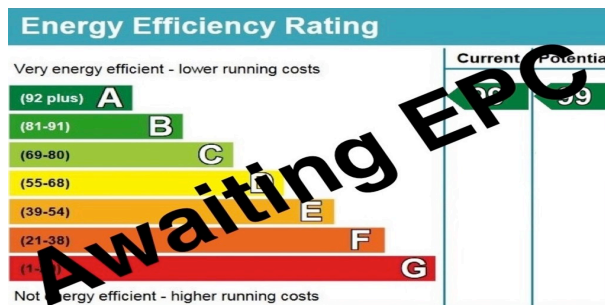
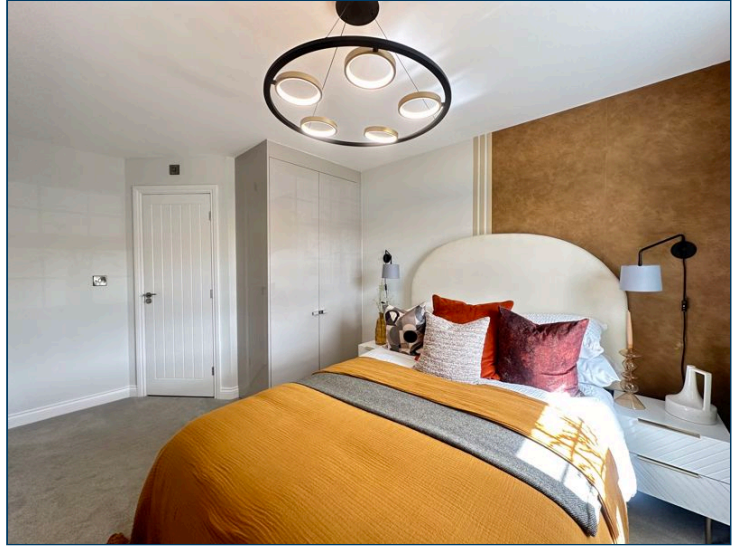


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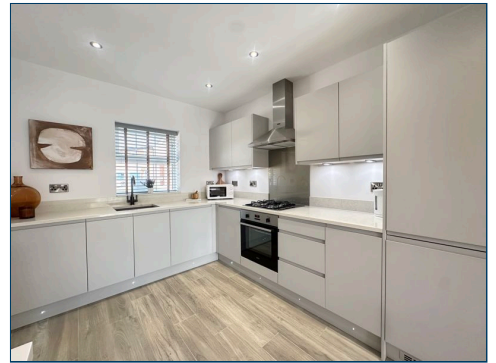


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2 Alamo House, Pontefract, West Yorkshire WF8 1BN
 t: 01977 233124 f: e: sales-pontefract@enfields.co.uk www.enfields.co.uk

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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Pontefract Road, Featherstone, WF7 5AJ Three Bedroom Semi-Detached Show Home, **£245,995**

Ready for you to move in now includes Carpets and Flooring : Open plan lounge, kitchen, dining area with French doors to the garden : Double Bedrooms Throughout : Master En-Suite and Stylish Family Bathroom : Includes Solar Panels, USB sockets and an electric car charging point. : Driveway providing multiple off street vehicle parking : Landscaped Garden with Patio and Seating areas : Close to Local Amenities and Public Transport : Viewing A Must to Fully Appreciate

PROPERTY DETAILS

Impressive property local quality builder with generous room sizes throughout. Modern breakfast kitchen with quality fitted appliances. Downstairs W/C. Large lounge. Three good sized bedrooms. Stylish family bathroom and En-suite. Driveway. Close to local amenities and good schools. To view this property contact Pontefract Estate Agents, Enfields.

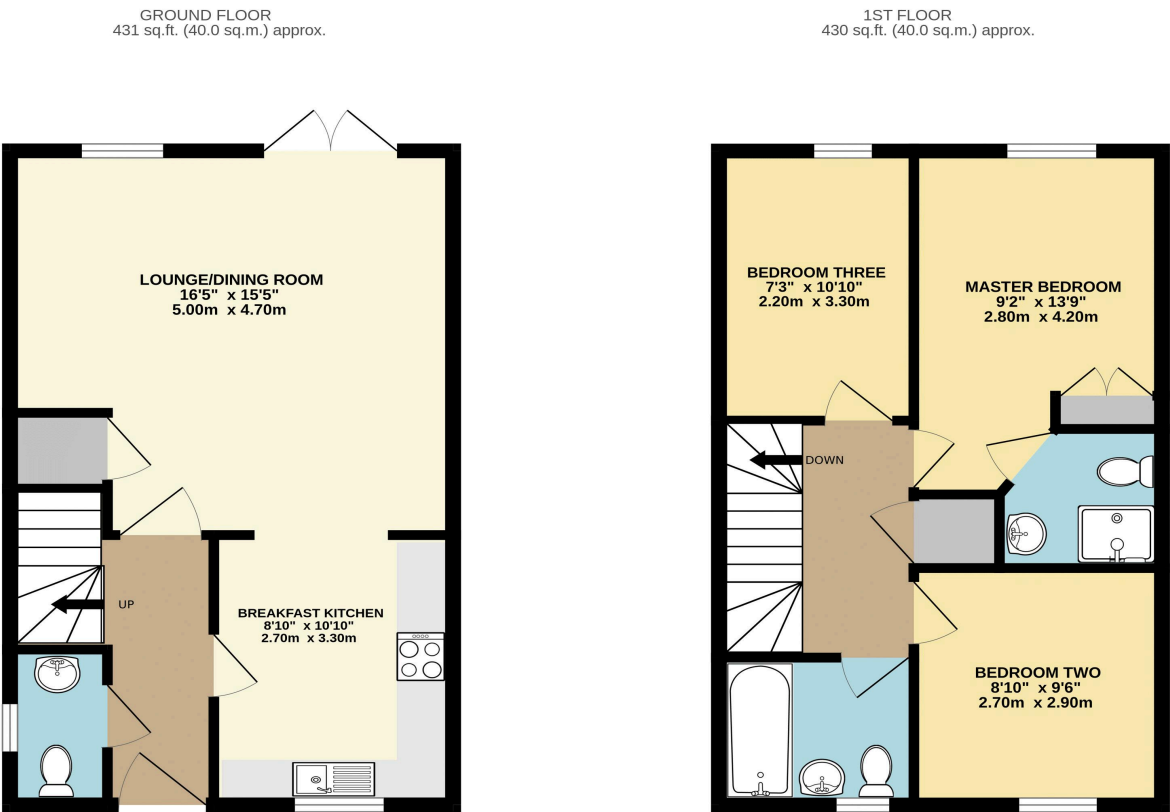
Enfields are delighted to offer for sale an impressive and beautifully presented, brand new semi-detached home with high quality finish throughout, situated within a highly regarded residential area of Featherstone.

Well- proportioned and modern throughout, this home is close to a full range of local amenities found within Featherstone, Pontefract town centre and Junction 32 Outlet Village including shops, supermarkets, post office, banks, cafes and restaurants. Easy access is also available to recreational facilities such as local sports centre and swimming baths, Xscape Castleford, local gold courses, parkland, lakes and woodland. There is close proximity to good local schooling at both primary and secondary level. The property is also close to extensive transport links into Wakefield and Leeds. Furthermore the property is close to the M1, A1 and M62 links.

The property itself comprises to the ground floor; reception hallway, spacious lounge with French doors leading to rear garden, downstairs w/c and breakfast kitchen. To first floor; Master bedroom and modern En-suite, two double bedrooms and stylish family bathroom.

The property further benefits from having a low maintenance, good sized turfed garden to the rear. Multiple of street parking is provided by means of a driveway. Freehold: Energy Performance Rating TBC: Council Tax Band TBC. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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 PVCu Sash window panels to front aspect. Tiled wood affect flooring and gas central heated radiator. Doors leading into other rooms and stairs leading to first floor landing.

Downstairs W/C

Two piece suite comprising of a low level W/C with soft close mechanism. Wall mounted handwash basin with chrome mixer tap and tiled splashback. Tiled wood affect flooring and gas central heated radiator. Recess spotlights and PVCu sash window to side aspect.

Breakfast Kitchen

10' 10" x 8' 10" (3.30m x 2.70m)

Matching high and low level storage units with quartz square edged work surfaces and matching splashbacks. Inset sink with mixer tap. Integrated Electrolux appliances include a four ring gas hob with extractor fan hood over and oven/ grill beneath. Integrated full size fridge freezer and dishwasher. Recess spotlights. Tiled wood affect flooring. PVCu sash window to front aspect. Square Archway opening through to lounge/Dining Room.

Lounge/ Dining Room

15' 5" x 16' 5" (4.70m x 5.00m)

Tiled wood affect flooring throughout. Gas central heated radiators. Useful storage cupboard. PVCu sash window to rear aspect and UPVC double glazed French doors leading to rear garden.

First Floor Landing

Loft access, cupboard housing the boiler and doors leading into other rooms.

Master Bedroom

13' 9" x 9' 2" (4.20m x 2.80m)

Gas central heated radiator, PVCu sash window to rear aspect and door through to En-suite bathroom.

En-Suite Shower Room

Three piece suite comprising of a low level W/C with soft close mechanism. Wall mounted handwash basin with chrome mixer tap. Walk in mains fed thermostatic controlled twin shower. Tiled floors and half walls. Wall mounted chrome gas central heated towel rail and recess spotlights.

Bedroom Two

9' 6" x 8' 10" (2.90m x 2.70m)

Gas central heated radiator and PVCu sash window to front aspect.

Bedroom Three

10' 10" x 7' 3" (3.30m x 2.20m)

Gas central heated radiator and PVCu sash window to rear aspect.

House Bathroom

Three piece suite comprising of a low level W/C with soft close mechanism. Wall mounted handwash basin with chrome mixer tap and panelled bath with central chrome mixer tap. Tiled floors and half walls. Wall mounted chrome gas central heated towel rail and recess spotlights. PVCu sash window to front aspect.

Outside

Front of the property has a small garden which is mainly laid to lawn with shrubs to front border and a block paved walkway leading to front door. Outside Tap. Rear garden accessed via block paved walkway through a timber gate. Rear garden is mainly laid to lawn with a block paved patio area, decorative pebbled borders with bushes, shrubs and trees. Brick walling and timber fencing to boundaries. Off set tarmacked driveway providing multiple off street vehicle parking.

Property Particulars D1