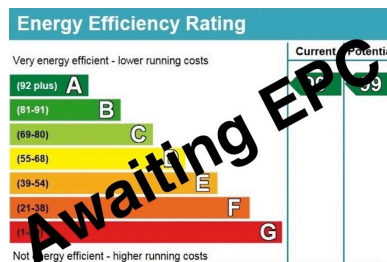


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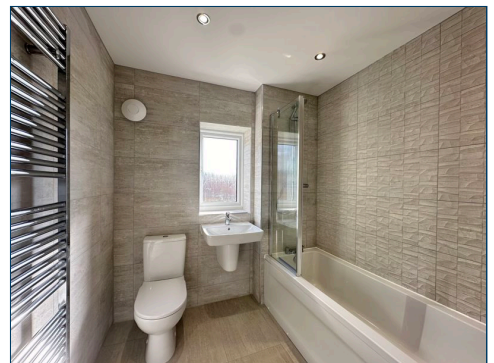
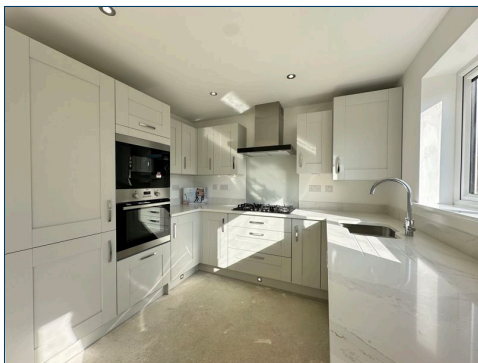
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2 Alamo House, Pontefract, West Yorkshire WF8 1BN

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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Beeston Close, Pontefract, WF8 4GS Four Bedroom Detached , **£349,995**

Expansive and Modern Dining Kitchen : Downstairs W/C and Good Sized Lounge : Double Bedrooms Throughout : Modern Bathroom and En-Suite : Brand New home built by Taylor Wimpey ready to move in- Part Exchange Available : Driveway and Attached Garage : Sought After Location : Close to Local Amenities and Schools : Viewing Highly Recommended

PROPERTY DETAILS

Modern open plan dining kitchen. Downstairs W/C. Double bedrooms throughout. Modern bathroom and En-suite. Landscaped rear garden including patio/seating areas. Driveway and attached garage. Excellent locality to good amenities and schooling. Freehold: Energy Performance Rating TBC: Council Tax Band TBC. To view this property contact Pontefract Estate Agents, Enfields.

Enfields are delighted to offer for sale this impressive four bedroom, detached property situated within a popular residential area of Pontefract.

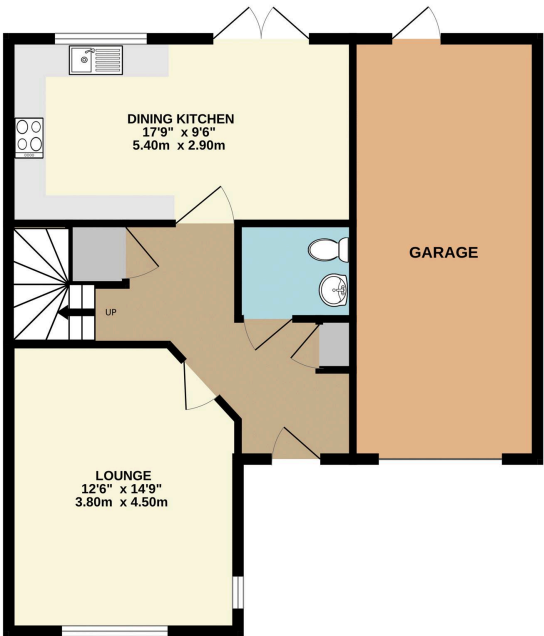
Beautifully presented, this family home is located close to full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village both of which have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres,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

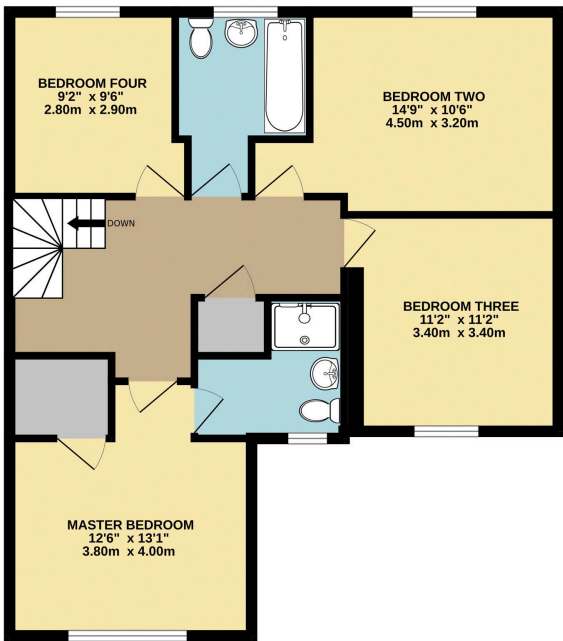
The property further benefits from having a landscaped garden to the rear with patio/seating area, ideal for outside entertaining. Off street parking is provided by means of a driveway and attached garage. Located within a much sought after area an internal viewing is highly recommended to appreciate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

FLOOR PLANS

GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 1430 sq.ft. (132.9 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 panel to front aspect. Gas central heated radiator. Doors leading into other rooms, stairs leading to first floor landing and useful understairs storage cupboard.

Lounge

14' 9" x 12' 6" (4.50m x 3.80m)

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

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 and recess spotlights.

Dining Kitchen

9' 6" x 17' 9" (2.90m x 5.40m)

Matching high and low level storage units with granite square edged work surfaces and matching splashbacks. Inset stainless steel one and a half sink with chrome mixer tap. Integrated five ring gas hob with extractor fan hood over. Integrated oven, grill, microwave, full size fridge freezer and dishwasher. Recess spotlights. UPVC double glazed window to rear aspect. Dining area having gas central heated radiator, recess spotlights and UPVC double glazed French doors leading into rear garden.

First Floor Landing

UPVC double glazed window to side aspect, loft access, doors leading into other rooms, gas central heated radiator and cupboard housing the boiler.

Master Bedroom

13' 1" x 12' 6" (4.00m x 3.80m)

Gas central heated radiator, UPVC double glazed window to front aspect, walk in wardrobe and door through to En-suite bathroom.

En-Suite Bathroom

Three piece suite comprising of a low level W/C and wall mounted hand wash basin with chrome mixer tap. Walk in mains fed thermostatic controlled shower. Tiled flooring and walls throughout. Wall mounted chrome gas central heated towel rail, recess spotlights and UPVC double glazed opaque window to front aspect.

Bedroom Two

10' 6" x 14' 9" (3.20m x 4.50m)

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

Bedroom Three

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

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

Bedroom Four

9' 6" x 9' 2" (2.90m 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, wall mounted handwash basin with chrome mixer tap and panelled bath with chrome mixer tap. Mains fed thermostatic controlled showerhead attachment over. Tiled floors and walling throughout. Wall mounted chrome gas central heated towel rail, recess spotlights and UPVC double glazed opaque window to rear aspect.

Outside

Front of the property has a garden area which is mainly laid to lawn with shrubs to border. Rear garden accessed via stone walkway through a timber gate and being mainly laid to lawn. Stone patio area and timber fencing to boundaries.

Property Particulars D1