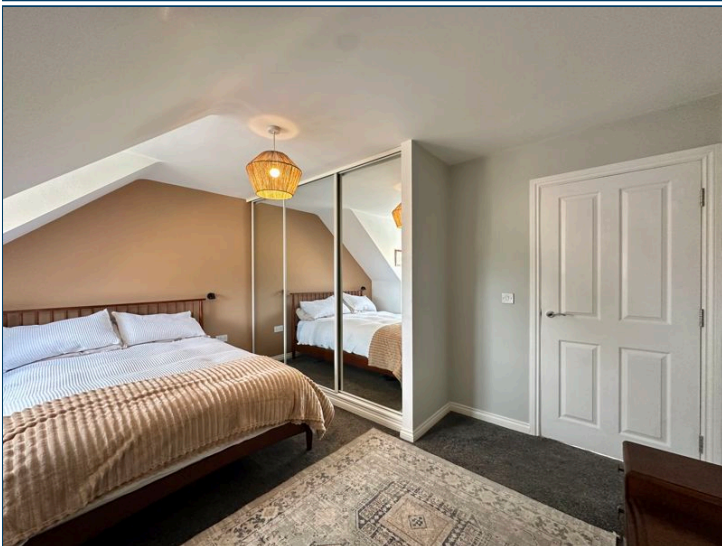


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 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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Hawthorn Way, Pontefract, WF8 2FD Three Bedroom Semi-Detached, **Offers in Excess of £240,000**

**Beautiful Presentation Throughout : Modern Open Plan Dining Kitchen :
Downstairs W/C : Double Bedrooms Throughout : Modern House Bathroom and
En-Suite : Driveway and Integral Garage : Southerly Facing Landscaped
Garden : Close to Local Amenities and Schools : Good Rail, Bus and Road
Transport Links**

PROPERTY DETAILS

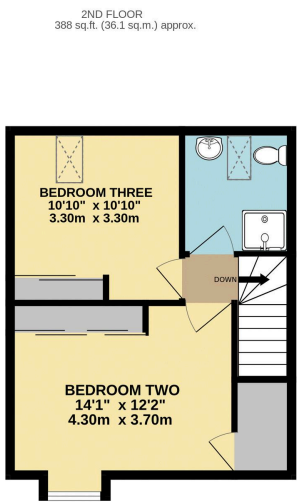
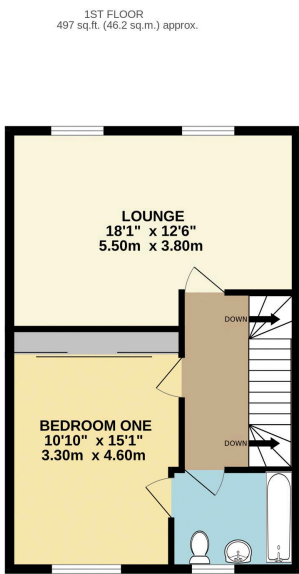
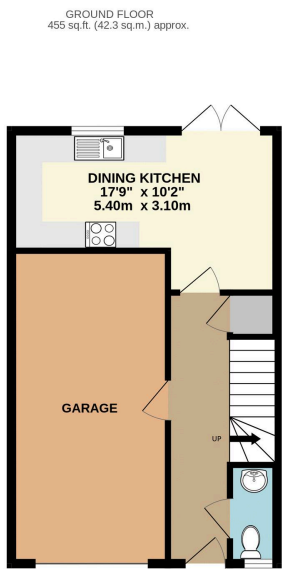
Enfields are delighted to offer for sale this modern three bedroom, semi-detached property situated within the popular residential area of Pontefract.

Modern throughout and larger than average, 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, 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 accommodation briefly comprises; to the ground floor, entrance hallway, downstairs W/C and open plan modern dining kitchen. To the first floor; expansive lounge, double bedroom with fitted wardrobes and modern Jack and Jill bathroom. To the second floor; two double bedrooms and a modern en-suite.

The property further benefits from having a southerly facing, landscaped garden with a raised decking area that is ideal for outside entertaining. Multiple off-street parking is provided by means of a driveway and integral garage. Located within a sought after area, an internal viewing is highly recommended to appreciate what this home has to offer. Managed Freehold: Annual service charge £112.79: 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: 1341 sq.ft. (124.5 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 with double glazed opaque window panels. Laminate wood affect flooring. Gas central heated radiator. Stairs leading to first floor landing and doors leading into other rooms. Useful understairs storage cupboard.

Downstairs W/C

Two piece suite comprising of a low level W/C with soft close mechanism. Handwash basin mounted over vanity unit with chrome mixer tap. Tiled half walls and flooring. UPVC double glazed opaque window to front aspect.

Dining Kitchen

10' 2" x 17' 9" (3.10m x 5.40m)

Matching high and low level storage units with laminate roll edged work surfaces and complimentary tiled splashbacks. Inset stainless steel one and a half sink with draining board and chrome mixer tap. Integrated five ring gas hob with extractor fan hood over and oven and grill beneath. Integrated full size fridge freezer. Space and plumbing for washing machine. Recess spotlights, tiled floors and UPVC double glazed window to front aspect. Dining area having tiled floors, gas central heated radiator and UPVC double glazed French doors leading to rear garden.

First Floor Landing

Doors leading into other rooms and stairs leading to second floor landing.

Lounge

12' 6" x 18' 1" (3.80m x 5.50m)

Two gas central heated radiators and UPVC double glazed windows to rear aspect.

Bedroom One

15' 1" x 10' 10" (4.60m x 3.30m)

Gas central heated radiator and UPVC double glazed window to front aspect. Built in wardrobes with mirrored sliding doors. Door through to bathroom.

En- Suite Bathroom

Three piece suite comprising of low level W/C with soft close mechanism. Handwash basin mounted over vanity unit with chrome mixer tap. Panelled bath with chrome mixer tap and mains fed thermostatic controlled showerhead attachment over. Tiled half walls and flooring. Wall mounted chrome gas central heated towel rail and UPVC double glazed opaque window to front aspect.

Second Floor Landing

Doors leading into other rooms.

Bedroom Two

12' 2" x 14' 1" (3.70m x 4.30m)

Gas central heated radiator and UPVC double glazed window to front aspect. Built in wardrobes with mirrored sliding doors and built in storage cupboard.

Bedroom Three

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

Gas central heated radiator and laminate wood affect flooring. Built in wardrobes with mirrored sliding doors and double glazed skylight window. Loft access.

Bathroom

Three piece suite comprising of a low level W/C with soft close mechanism. Handwash basin mounted over vanity unit with chrome mixer tap. Walk in mains fed thermostatic controlled twin shower. Tiled floors and tiled half walls. Wall mounted chrome gas central heated towel rail. Double glazed skylight window.

Outside

Front of the property has a garden area which is mainly laid to lawn with a decorative pebbled border and a stone walkway leading to front door. Rear garden accessed via side of property through a timber gate and being low maintenance in nature. Comprising of large decking area and a stone patio area leading to a garden which is artificial lawn. Decorative pebbled borders, timber fencing to boundaries and outside tap. Single block paved driveway providing multiple off street vehicle parking leading to an integral garage with an up and over door and power/lighting.

Property Particulars D1