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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	89
(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

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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Park Villas Drive, Pontefract, WF8 4QF Five Bedroom Detached **Offers in Excess of £625,000**

Beautifully Presented Inside and Out : Five Separate Reception Rooms : Open Plan Breakfast Kitchen and Utility Room : Double Bedrooms Throughout and Good Size Single Bedroom : Modern Bathroom, Shower Room and En-Suite : Expansive Southerly Facing Garden with Numerous Features : Two Driveways and Integral Garage : Close to Local Amenities and Schools : Good Rail, Bus and Road Transport Links

PROPERTY DETAILS

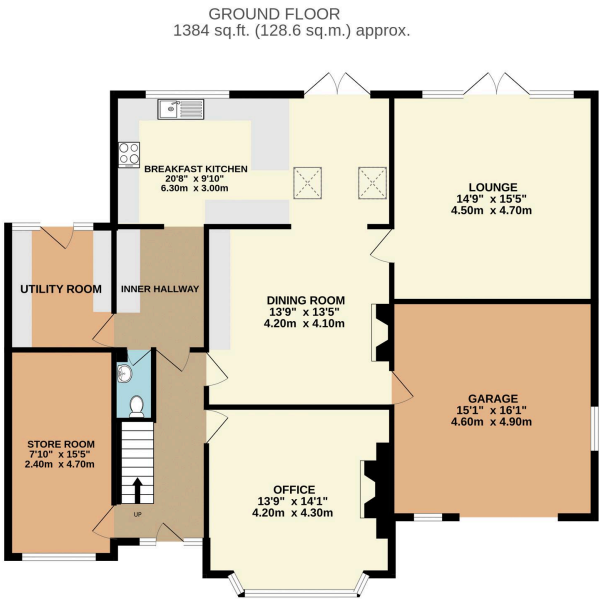
Enfields are delighted to offer for sale this impressive and expansive five bedroom detached property situated within a sought after residential area of Pontefract.

Beautifully presented throughout, this family home is close to a full range of local amenities found within Pontefract and Junction 32 Outlet Village including shops, supermarkets, post office, banks, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, Pontefract Park with it's 1300 acres of 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, Doncaster and Leeds.

The property briefly comprises to the ground floor; entrance hallway, good sized lounge, store room, office for home working, dining room, open plan breakfast kitchen, utility room and downstairs w/c. To the first floor; master bedroom with modern en-suite, three other good sized double bedrooms, good size single bedroom, modern house bathroom and an additional modern house shower room.

The property also benefits from having an expansive, southerly facing, landscaped garden that includes a large sunny positioned decking area as well as BBQ and Hot Tub areas all of which are ideal for outside entertaining. In additional there is space for a greenhouse, garden tool shed, vegetable growing area and waterfall feature. Multiple off-street parking is also provided by two driveways and integral garage. A viewing is a must to fully appreciate what this home has to offer both internally and externally. Freehold: Energy Performance Rating B: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



TOTAL FLOOR AREA : 2317 sq.ft. (215.2 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 door with UPVC double glazed opaque window panels to front aspect. Karndean herringbone wood flooring. Stairs leading to first floor landing and doors leading into other rooms. Wall mounted gas central heated radiator.

Store Room 15' 5" x 7' 10" (4.70m x 2.40m)

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

Office 13' 5" x 13' 9" (4.10m x 4.20m)

Gas central heated radiator and UPVC double glazed bay window to front aspect. Feature unused fireplace with a stone chimney breast and tiled hearth.

Inner Hallway

Vinyl wood affect flooring throughout. Floor to ceiling storage cabinets and tiled half walls. Opening through to breakfast kitchen. Door to downstairs W/C and utility.

Downstairs W/C

A two piece suite comprising of a low level W/C. Wall mounted handwash basin with chrome tap. Tiled walls to splash prone areas. Vinyl wood affect flooring.

Utility

High and low level storage units with wooden work surfaces and inset ceramic sink with extendable chrome mixer tap. Space and plumbing for washing machine and tumble dryer. Tiled half walls and vinyl tiled affect flooring. Gas central heated radiator. Loft access. UPVC door to rear aspect and UPVC double glazed windows to rear aspect.

Breakfast Kitchen 9' 10" x 20' 8" (3.00m x 6.30m)

Matching high and low level storage units with laminate square edged work surfaces. Inset one and a half sink with draining board and chrome mixer tap. Integrated electric hob with extractor fan hood over and double oven/grill beneath. Integrated dishwasher and microwave. Breakfast bar. Complimentary splashbacks. UPVC double glazed window to rear aspect. Gas central heated radiator. Velux windows and UPVC double glazed French doors leading to raised patio. Square archway opening through to dining room.

Dining Room 13' 5" x 13' 9" (4.10m x 4.20m)

Feature log burner and doors leading to other rooms.

Lounge 15' 5" x 14' 9" (4.70m x 4.50m)

Gas central heated radiators. Feature corner electric fireplace with a tiled hearth and back. UPVC double glazed windows to side aspect. Opaque Velux window and UPVC double glazed French doors leading to patio.

First Floor Landing

Loft access and doors leading into other rooms.

Master Bedroom 8' 1" x 14' 9" (5.50m x 4.50m)

Wall mounted gas central heated radiator and recess spotlights. UPVC double glazed windows to the front and rear aspect. Door to En-Suite shower room.

En-Suite shower room

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 waterfall shower with showerhead attachment. Tiled flooring and walls throughout. Wall mounted gas central heated towel rail. UPVC double glazed window to rear aspect.

Bedroom Two 14' 9" x 13' 9" (4.50m x 4.20m)

Gas central heated radiator and UPVC double glazed bay window to front aspect. Built in storage cabinets.

Bedroom Three 9' 6" x 13' 1" (2.90m x 4.00m)

Gas central heated radiator and UPVC double glazed bay window to rear aspect. Built in storage.

Bedroom Four 11' 10" x 8' 2" (3.60m x 2.50m)

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

Bedroom Five 9' 6" x 7' 7" (2.90m x 2.30m)

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

Second Shower Room

A three piece suite comprising of a low level W/C. Pedestal handwash basin with chrome mixer tap. Walk in mains fed thermostatic controlled shower. Tiled walls and flooring. Recess spotlights. Gas central heated radiator. UPVC double glazed opaque window to rear aspect. Built in storage cabinet.

House Bathroom 6' 11" x 6' 11" (2.11m x 2.11m)

A three piece suite comprising of a low level W/C. Wall mounted handwash basin with chrome mixer tap. Panelled bath with chrome mixer tap and mains fed thermostatic controlled shower over. Vinyl wood affect flooring and waterproof walling throughout. Wall mounted gas central heated towel rail and gas central heated radiator. UPVC double glazed window to front aspect.

Outside

Front of the property is block paved with well maintained and low maintenance wood chippings/borders incorporating mature bushes and shrubs. Electric car charging point and outside tap. Rear garden is accessed via side of property through a secure timber gate. Rear garden having a large stone patio area with an outside tap and space for hot tub. Steps leading up to a raised decking area with stainless steel balustrade which is ideal for seating/entertainment. Timber steps leading down to a large garden which is mainly laid to lawn with multiple borders and central island with decorative slate chippings. Incorporating mature bushes, shrubs and trees. Stone waterfall feature. Stone patio with space for greenhouse. Additional raised decking seating area. Rear having an enclosed gardening space accessed through a timber gate. Additional storage shed. Timber fencing to boundaries. Multiple water points. Very well presented landscaped garden. Large block paved driveway with two entry points providing multiple off street vehicle parking to the front of the property. Solar Panels included.

Property Particulars