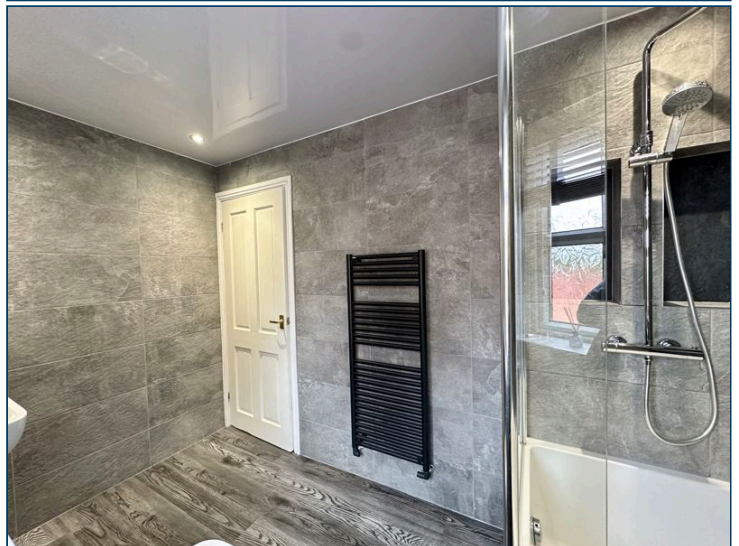


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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+)	84	73
A		
(81-91)		
B		
(69-80)		
C	73	73
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & 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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Gauk Street, Brotherton, WF11 9EU Three Bedroom Detached **£230,000**

Beautifully Presented : Lounge Through Dining Room : Modern Kitchen and Separate Utility : Downstairs W/C : Double Bedrooms Throughout : Modern Bathroom and En-Suite : Southerly Facing Garden with Decking Area : Driveway and Detached Garage : Sought After Village Location

PROPERTY DETAILS

****MODERN FAMILY HOME IN SOUGHT AFTER AREA**** Lounge through dining room. Modern kitchen with separate utility room. Downstairs w/c. Good sized bedrooms throughout. Modern bathroom and en-suite. Southerly facing low maintenance garden with decking area. Driveway and garage. Close to local amenities and good schools. To view this property contact Pontefract Estate Agents, Enfields

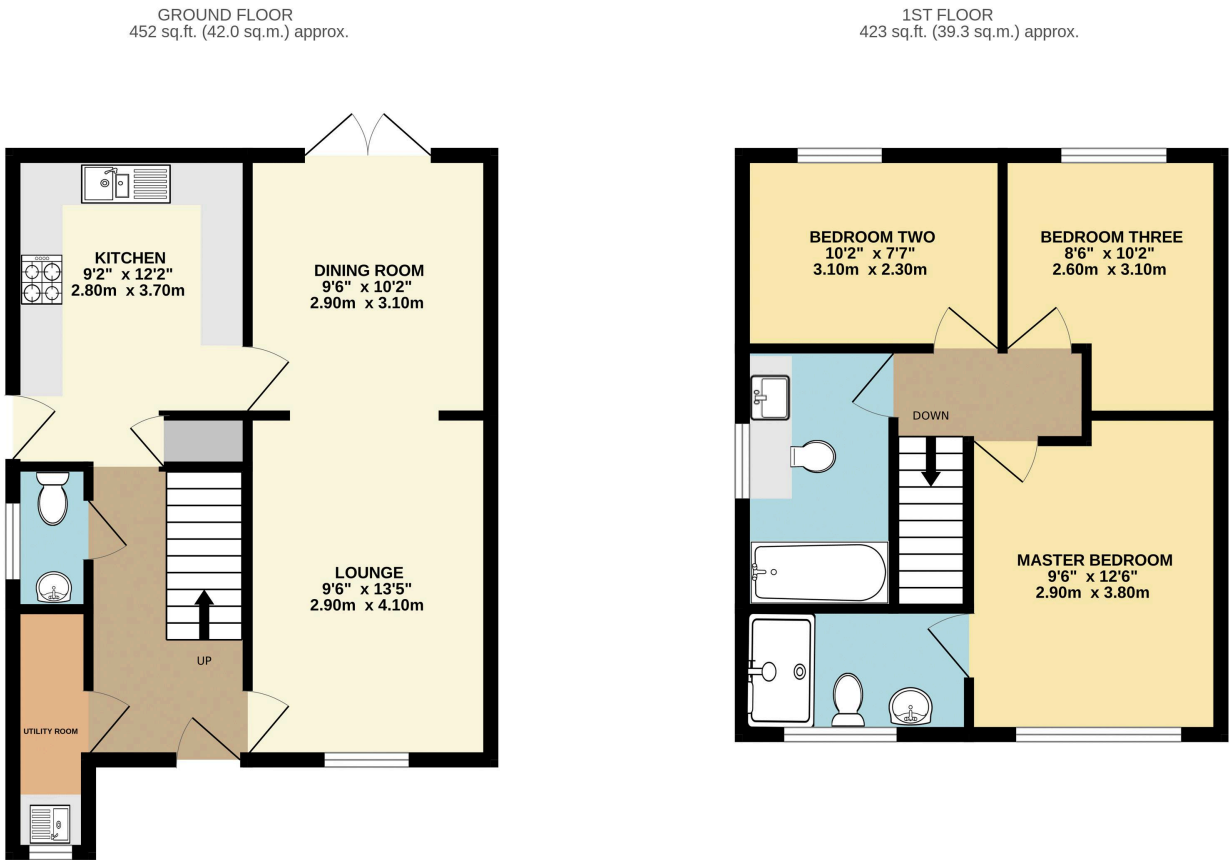
Enfields are delighted to offer for sale this three bedroom detached property situated within a popular residential area of Brotherton.

Beautifully presented throughout, this family home is located close to a full range of local amenities found within Brotherton, Pontefract and Junction 32 Outlet Village which together have a vast range of shops, supermarkets, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, 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 briefly comprises; to the ground floor, entrance hallway, downstairs w/c, good sized lounge through dining room and a modern kitchen with separate utility room. To the first floor; master bedroom with fitted storage and modern en-suite, two other double bedrooms and a modern house bathroom with shower.

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

FLOOR PLANS



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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, recess spotlights and stairs leading to first floor landing. Doors leading into other rooms. Composite wood affect flooring. Opening through to kitchen.

Utility Room

Low level storage units with laminate roll edged work surfaces and inset stainless steel sink with draining board and chrome mixer tap. Space and plumbing for washing machine. Tiled splashback. UPVC double glazed window to front aspect. Vinyl wood affect flooring.

Downstairs W/C

Two piece suite comprising of a low level W/C and a pedestal handwash basin. Tilled walls to splash prone areas. Vinyl wood affect flooring. UPVC double glazed opaque window to side aspect.

Kitchen

12' 2" x 9' 2" (3.70m x 2.80m)

Matching high and low level shaker style storage units with oak square edged work surfaces over and matching splashbacks. Complimentary tiled splashbacks. Inset ceramic one and a half sink with draining board and chrome mixer tap. Integrated four ring gas hob with extractor fan hood over. Integrated dishwasher and full size fridge freezer. Recess spotlights. Composite wood affect flooring. Gas central heated radiator. Useful built in storage cupboard. UPVC double glazed window to rear aspect. UPVC door to side aspect.

Lounge

13' 5" x 9' 6" (4.10m x 2.90m)

Gas central heated radiator and UPVC double glazed window to front aspect. Feature unused fireplace with an Adams style surround and a marble back and hearth. Opening through to dining area.

Dining Area

10' 2" x 9' 6" (3.10m x 2.90m)

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

First Floor Landing

Loft access and doors leading into other rooms.

Master Bedroom

12' 6" x 9' 6" (3.80m x 2.90m)

Gas central heated radiator and UPVC double glazed window to front aspect. Door to En-suite shower room.

En-Suite Shower Room

Low level W/C with hidden cistern. Handwash basin mounted over vanity unit with built in storage unit and chrome mixer tap. Walk in mains fed thermostatic controlled twin shower. Tiled walls and flooring throughout. Recess spotlights and wall mounted matt black gas central heated towel rail. UPVC double glazed opaque window to front aspect.

Bedroom Two

7' 7" x 10' 2" (2.30m x 3.10m)

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

Bedroom Three

10' 2" x 8' 6" (3.10m x 2.60m)

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

House Bathroom

10' 2" x 5' 11" (3.10m x 1.80m)

Three piece suite comprising of a low level W/C with hidden cistern. Handwash basin mounted over storage unit with chrome mixer tap. Panelled 'L' shaped bath with central chrome mixer tap and mains fed thermostatic controlled twin shower over. Tiled walls throughout. Composite wood affect flooring. Recess spotlights. Wall mounted matt black gas central heated towel rail. UPVC double glazed window to side aspect.

Outside

Front of the property has two pebbled areas with a central octogen shaped paved area. Split by a stone walkway leading to the front door with covered porch. Brick walling and timber fencing to boundaries. Rear of the property accessed via a timber gate. Raised decking area ideal for seating. Outside tap. Timber fencing to boundaries. A stone driveway providing multiple off street vehicle parking accessed via double wrought iron gates. Detached garage with an up and over door and power/lighting.

Property Particluars D1