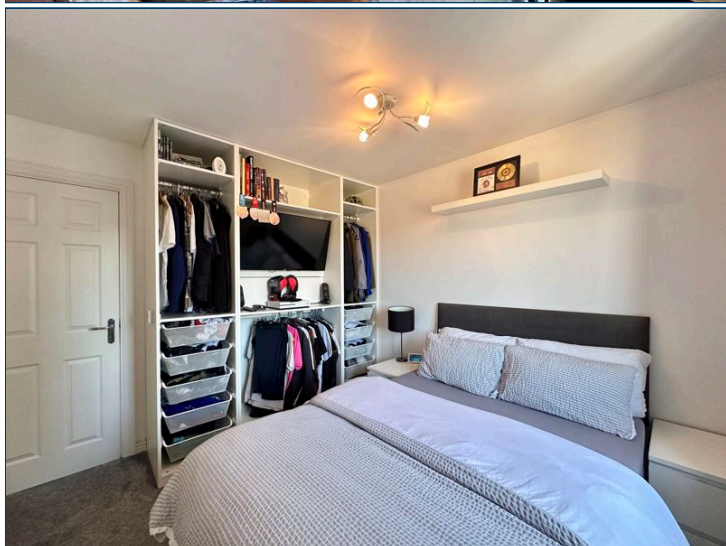


# enfields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C	78	
(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	

## enfields

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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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## North Baileygate, Pontefract, WF8 2JG Four/Five Bedroom Townhouse **Offers in Excess of £220,000**

**Beautifully Presented Inside and Out : Expansive Lounge with Juliet Balcony :  
Good Sized Dining Kitchen and Utility Room : Modern Bathroom, Shower Room  
and En-Suite : Double Bedrooms Throughout : Office/Fifth Single Bedroom :  
Landscaped Garden with Two Patio/Seating Areas : Detached Garage and  
Double Parking Space : Good Rail, Bus and Road Transport Links**

PROPERTY DETAILS

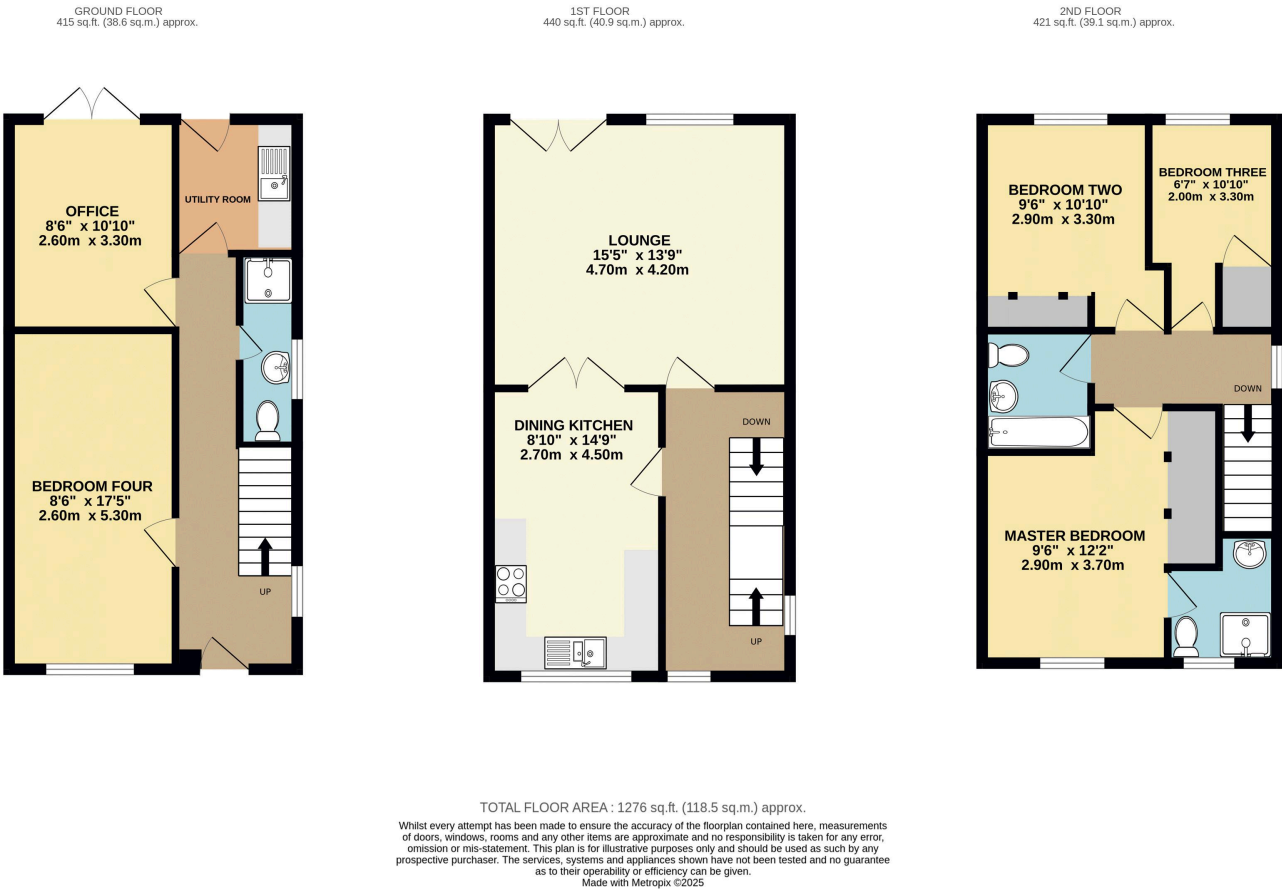
Enfields are delighted to offer for sale this modern and expansive four/five bedroom Townhouse situated within a sought after residential area of Pontefract.

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; two double bedrooms, modern shower room and utility room. To the first floor; expansive lounge and modern dining kitchen. To the second floor; master bedroom with modern en-suite shower, a fourth double bedroom, office/fifth bedroom and modern bathroom with shower.

The property also benefits from having a landscaped garden that includes two sunny positioned patios that are ideal for outside entertaining. Multiple off-street parking is also provided by parking spaces and detached garage. A viewing is a must to fully appreciate what this home has to offer both internally and externally. Leasehold: Energy Performance Rating C: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS





## Entrance Hallway

Enter through door to front aspect with double glazed opaque window panel. UPVC double glazed window to side aspect. Tiled flooring and gas central heated radiator. Doors leading into other rooms and stairs leading to first floor landing.

## Office

**10' 10" x 8' 6" (3.30m x 2.60m)**

Laminate wood affect flooring and gas central heated radiator. UPVC double glazed French doors leading to rear garden.

## Utility

Matching high and low level storage units with laminate roll edged work surfaces and tiled splashback. Inset stainless steel sink with draining board and chrome mixer tap. Space and plumbing for washing machine and tumble dryer. Tiled flooring and gas central heated radiator. Door with double glazed window panel leading to rear garden.

## Bedroom Four

**17' 5" x 8' 6" (5.30m x 2.60m)**

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

## Ground Floor Shower Room

Three piece suite comprising of a low level W/C. Pedestal handwash basin with chrome mixer tap and tiled splashback. Walk in mains fed thermostatic controlled shower and tiled walls to splash prone areas. Tiled flooring and gas central heated radiator. UPVC double glazed opaque window to side aspect.

## First Floor Landing

UPVC double glazed windows to front and side aspect. Gas central heated radiator. Doors leading into other rooms and stairs to second floor landing.

## Lounge

**13' 9" x 15' 5" (4.20m x 4.70m)**

Gas central heated radiator and UPVC double glazed windows to rear and side aspects. UPVC French doors, leading to Juliet balcony to rear aspect. Double doors through to kitchen.

## Dining Kitchen

**14' 9" x 8' 10" (4.50m x 2.70m)**

Matching high and low level storage units with laminate roll edged wood affect work surfaces. Inset ceramic one and a half sink with draining board and chrome mixer tap. Space for cooker with extractor fan hood over. Complimentary tiled splashbacks. Space for full sized fridge freezer. Recess spotlights, vinyl wood affect flooring and gas central heated radiator. UPVC double glazed window to front aspect.

## Second Floor Landing

UPVC double glazed window to side aspect. Loft access and gas central heated radiator. Doors leading into other rooms.

## Master Bedroom

**12' 2" x 9' 6" (3.70m x 2.90m)**

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

## En-Suite Shower Room

Three piece suite comprising of a low level W/C. Walk in mains fed thermostatic controlled shower with tiled walls. Handwash basin mounted over vanity unit with chrome mixer tap and tiled splashback. Vinyl tiled affect flooring. Recess spotlights and gas central heated radiator. UPVC double glazed opaque window to front aspect.

## Bedroom Two

**10' 10" x 9' 6" (3.30m x 2.90m)**

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

## Bedroom Three

**10' 10" x 6' 7" (3.30m x 2.00m)**

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

## House Bathroom

**6' 3" x 5' 2" (1.90m x 1.70m)**

Three piece suite comprising of a low level W/C with soft close mechanism. Pedestal handwash basin with chrome mixer tap. 'L' shaped bath with chrome mixer tap and mains fed thermostatic controlled twin shower over. Tiled flooring and half walls. Recess spotlights and gas central heated radiator.

## Outside

Front of the property has stone steps leading up to a covered porch. Outside store area. Wood chippings garden area with bushes and shrubs to borders. Rear garden accessed via a stone walkway with pebbled borders through a timber gate. Stone patio area leading down to garden laid with artificial lawn. Timber gate through to an additional stone patio seating area with low maintenance to rear borders incorporating bushes and shrubs. Slate chippings side border. Outside tap. Brick walling and timber fencing to boundaries. Timber rear access gate. Rear driveway providing multiple off street vehicle parking leading to a detached garage with an up and over door and power/lighting.

## Property Particulars D1