

# enfields



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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.



Ashworth Road, Pontefract, WF8 2UL

Four Bedroom Detached,

**Offers In The Region Of: 340,000**

**Expansive and Larger Than Expected : Four Separate Reception Rooms :  
Modern Kitchen, Utility and Downstairs W/C : Double Bedrooms Throughout :  
House Bathroom and Two En-Suites : Expansive Driveway and Integral  
Garage : Large Garden with Two Patio/Seating Areas : Close to Local  
Amenities and Schools : Good Rail, Bus and Road Transport Links**

# PROPERTY DETAILS

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

Expansive throughout, 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, 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.

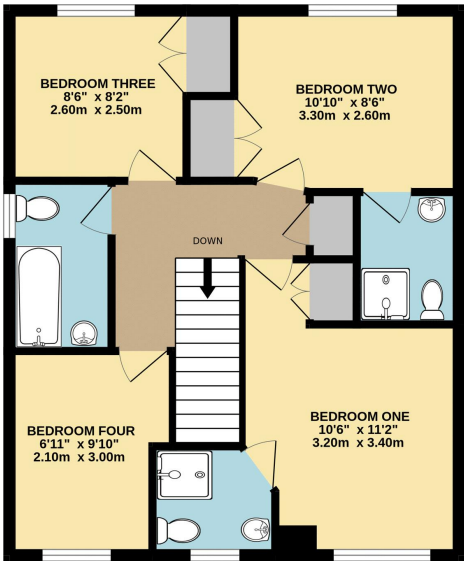
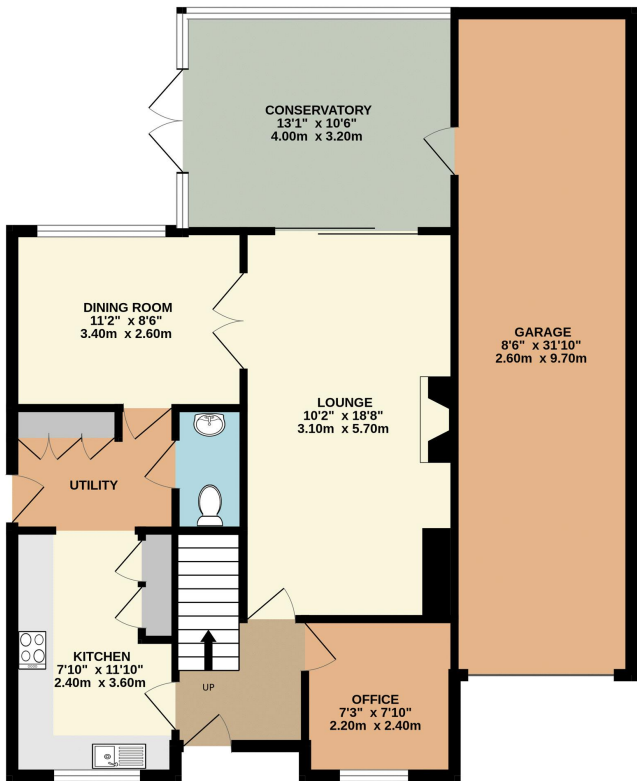
The property briefly comprises; to the ground floor, entrance hallway, lounge, dining room, office, conservatory, modern kitchen with separate utility room and downstairs w/c. To the first floor; master bedroom with en-suite shower room, guest bedroom with en-suite shower room, two other good sized double bedrooms and a three piece house bathroom with shower.

The property further benefits from having a large, sunny positioned garden to the side and rear with two separate patio/seating areas that are ideal for outside entertaining. Multiple off street parking is provided by means of an expansive driveway and large integral garage with potential to part convert (subject to planning). 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 C: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS

GROUND FLOOR  
948 sq.ft. (88.1 sq.m.) approx.

1ST FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1514 sq.ft. (140.7 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 opaque window panels to front aspect. Gas central heated radiator. Stairs leading to first floor landing. Doors leading into other ground floor rooms.

### Office 7' 10" x 7' 3" (2.4m x 2.2m)

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

### Kitchen 11' 10" x 7' 10" (3.6m x 2.4m)

Matching high and low level storage units with roll-edged granite effect work surfaces and matching splashbacks. Inset stainless steel one and a half sink with draining board and chrome mixer tap. Integrated four ring electric hob with extractor fan hood over, oven/grill, microwave, full sized fridge freezer and dishwasher. Recess spotlights. Vinyl wood effect flooring. Modern vertical gas central heated radiator. UPVC double glazed window to front aspect. Archway opening through to utility room.

### Utility Room 5' 11" x 7' 10" (1.8m x 2.4m)

Door to side aspect with double glazed window panels. Gas central heated radiator. Vinyl wood effect flooring. Full length storage cupboards with one housing the boiler. Door through to dining room and downstairs W/C.

### Downstairs W/C

Two piece suite comprising of a low level W/C and pedestal handwash basin with chrome taps and tiled splashback. Vinyl wood effect flooring. Gas central heated radiator.

### Dining Room 8' 6" x 11' 2" (2.6m x 3.4m)

Laminate wood effect flooring. Gas central heated radiator. UPVC double glazed window to rear aspect. Double doors through to lounge.

### Lounge 18' 8" x 10' 2" (5.7m x 3.1m)

Feature gas fireplace with 'Adams style' surround, marble back and hearth. Gas central heated radiators. UPVC double glazed sliding doors through to conservatory.

### Conservatory 10' 6" x 13' 1" (3.2m x 4.0m)

Laminate wood effect flooring. UPVC double glazed windows to rear and side aspects. Door through to garage. UPVC French doors leading out to garden.

### First Floor Landing

Loft access. Doors leading into first floor rooms. Built-in storage cupboard.

### Bedroom One 11' 2" x 10' 6" (3.40m x 3.20m)

Gas central heated radiator. UPVC double glazed window to front aspect. Built-in wardrobe. Door leading to en-suite shower room.

### En-suite

Three piece suite comprising of a low level W/C with soft close mechanism, handwash basin mounted over vanity unit with chrome mixer tap and a walk-in electric shower. Tiling to part walls. Gas central heated radiator. Vinyl wood effect flooring. UPVC double glazed opaque window to front aspect.

### Bedroom Two 8' 6" x 10' 10" (2.6m x 3.3m)

Gas central heated radiator. UPVC double glazed window to rear aspect. Built-in wardrobe. Door leading through to en-suite.

### En-suite

Three piece suite comprising of a low level W/C with soft close mechanism, handwash basin with chrome mixer tap and a walk-in electric shower. Tiling to part walls. Vinyl wood effect flooring.

### Bedroom Three 8' 2" x 8' 6" (2.5m x 2.6m)

Gas central heated radiator. UPVC double glazed to rear aspect. Built-in wardrobe.

### Bedroom Four 9' 10" x 6' 11" (3.0m x 2.1m)

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

### House Bathroom 8' 2" x 4' 11" (2.5m x 1.5m)

Three piece suite comprising of a low level W/C with soft close mechanism, pedestal handwash basin with chrome taps and tiled splashback, panelled bath with chrome taps and handheld electric shower attachment over. Tiling to splash prone areas. Gas central heated radiator. Vinyl wood effect flooring. UPVC double glazed opaque window to side aspect.

### Outside

Front of the property has a garden which is mainly laid to lawn with bushes and shrubs to borders and hedging to boundaries. Rear garden accessed via a stone walkway through a timber gate and is mainly laid to lawn with two stone patio areas ideal for seating, numerous shrubs and trees to borders. Outside tap and timber fencing to boundaries. Tarmac driveway providing multiple off-street parking leading to an integral garage with up and over door, power and lighting.