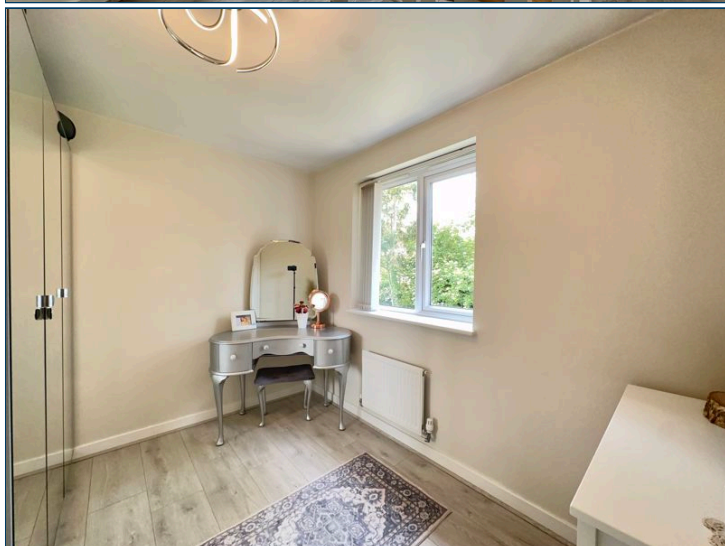


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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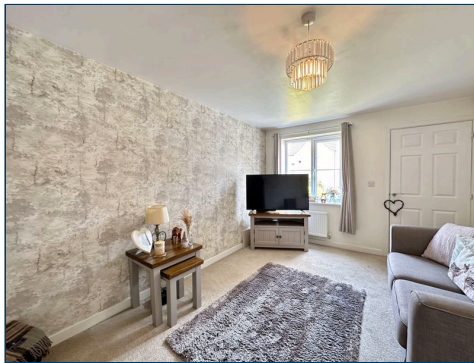
2 Alamo House, Pontefract, West Yorkshire WF8 1BN

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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## Friarwood Court, Pontefract, WF8 1BH Three Bedroom Semi-Detached, **Offers in Excess of £230,000**

**Modern Presentation Throughout : Good Sized Lounge : Open Plan Dining Kitchen : Double Bedrooms Throughout : Modern Bathroom and En-Suite : Private Garden with French Door Access : Double Driveway and Garage : Close Proximity to Local Amenities : Good Rail, Bus and Motorway Networks**

# PROPERTY DETAILS

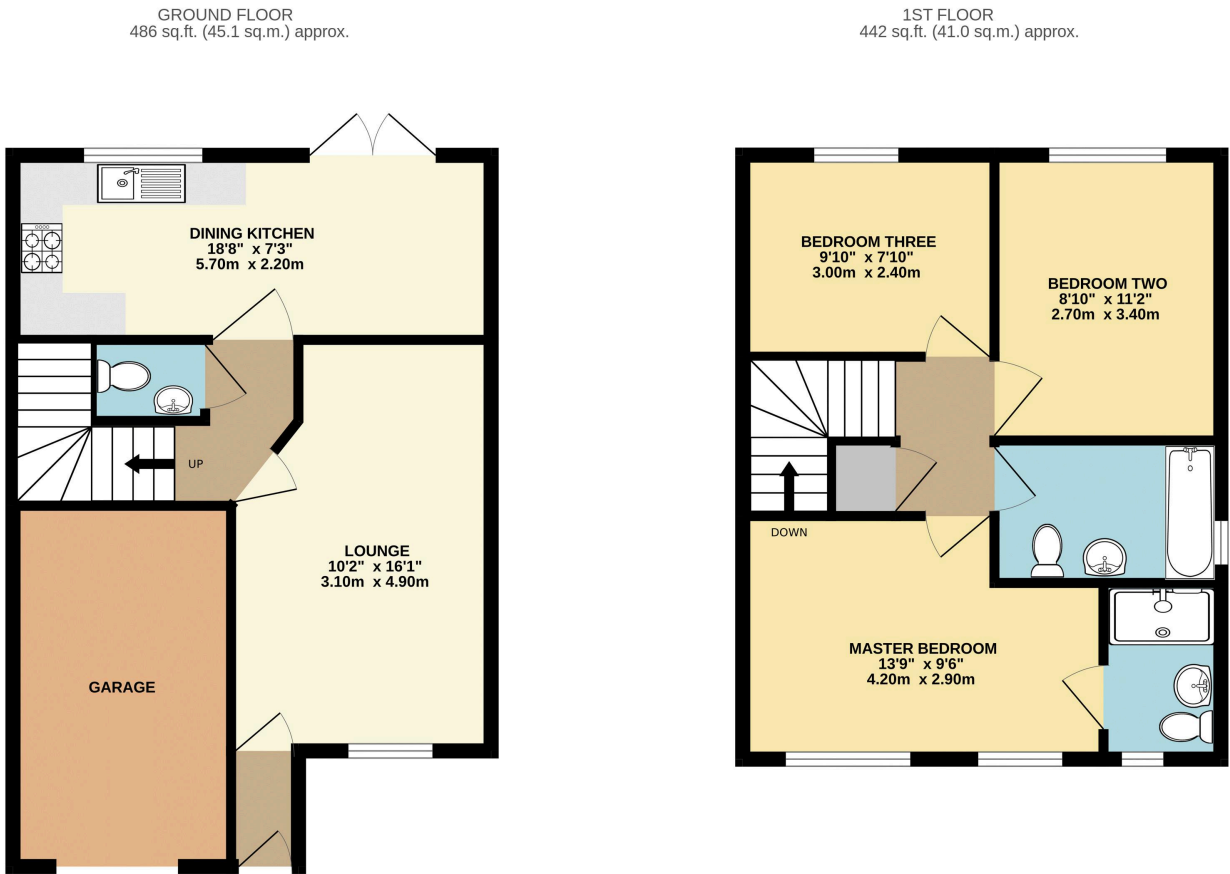
Enfields are delighted to offer for sale this three bedroom semi-detached property situated within a popular residential area of Pontefract.

Beautifully presented throughout, this family home is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village, including 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 and Leeds.

The accommodation briefly comprises to the ground floor; reception hallway, good sized lounge and modern open plan dining kitchen. To the first floor; master bedroom with modern en-suite, two other good sized double bedrooms and a modern house bathroom.

The property further benefits from having a sunny positioned and well maintained garden to the rear which includes a patio area that is ideal for outside entertaining. Multiple off-street parking is provided by means of a double driveway and garage. To fully appreciate what the property has to offer an internal viewing is highly recommended. Leasehold: Lease Length: 991 Years: Ground Rent £200: Annual Service Charge £199: 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 : 928 sq.ft. (86.2 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 Porch

Enter through composite door to front aspect. Gas central heated radiator and door leading through to lounge.

### Lounge

**16' 1" x 10' 2" (4.90m x 3.10m)**

Gas central heated radiator and UPVC double glazed window to front aspect. Door leading through to inner hallway.

### Inner Hallway

Laminate wood effect flooring, gas central heated radiator with heated radiator cover and useful understairs storage cupboard. Stairs leading to first floor landing and door leading through to dining kitchen.

### Dining Kitchen

**7' 3" x 18' 8" (2.20m x 5.70m)**

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

### Downstairs W/C

Two piece suite comprising of a low level W/C with handwash basin.

### First floor landing

Doors leading into other rooms, built in storage cupboard and loft access.

### Master Bedroom

**9' 6" x 13' 9" (2.90m x 4.20m)**

Gas central heated radiator and UPVC double glazed window to front aspect. Feature wall panelling and door leading through to En-suite shower room.

### En-Suite Shower Room

Three piece suite comprising of a low level W/C. Pedestal handwash basin with chrome mixer tap. Walk in mains fed thermostatic controlled twin shower. Tiled half walls and flooring throughout. Wall mounted gas central heated towel rail. UPVC double glazed opaque window to front aspect.

### Bedroom Two

**11' 2" x 8' 10" (3.40m x 2.70m)**

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

### Bedroom Three

**7' 10" x 9' 10" (2.40m x 3.00m)**

Laminate wood flooring, gas central heated radiator and UPVC double glazed window to rear aspect.

### House Bathroom

**5' 7" x 8' 10" (1.70m x 2.70m)**

Three piece suite comprising of a low level W/C. Pedestal handwash basin with chrome mixer tap with a tiled splashback. Panelled bath with chrome mixer tap and tiled walls to splash prone areas. Vinyl tiled effect flooring and gas central heated radiator. UPVC double glazed opaque window to side aspect.

### Outside

Front of the property has a small garden which is mainly laid to lawn with bushes and hedging to borders. Rear garden accessed via a stone walkway through a timber gate. Mainly laid to lawn with a stone patio seating area. Timber fencing to boundaries and an outside tap. A double driveway to the front of the property providing multiple off street vehicle parking leading to an attached garage with an up and over door and power/lighting.

### Property Particulars D1