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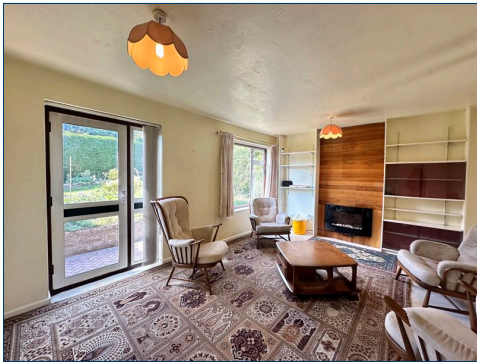
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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Lemon Tree Close, Pontefract, WF8 4RN Three Bedroom Detached, **Offers in Excess of £240,000**

**No Onward Chain : Potential To Expand Living Area (Subject to Regulations) :
Lounge Through Dining Room : Downstairs W/C : Good Sized Bedrooms
Throughout : Sunny Positioned Rear Garden : Double Driveway and Garage :
Close to Local Amenities and Schools : Good Rail, Bus and Road Transport Links**

PROPERTY DETAILS

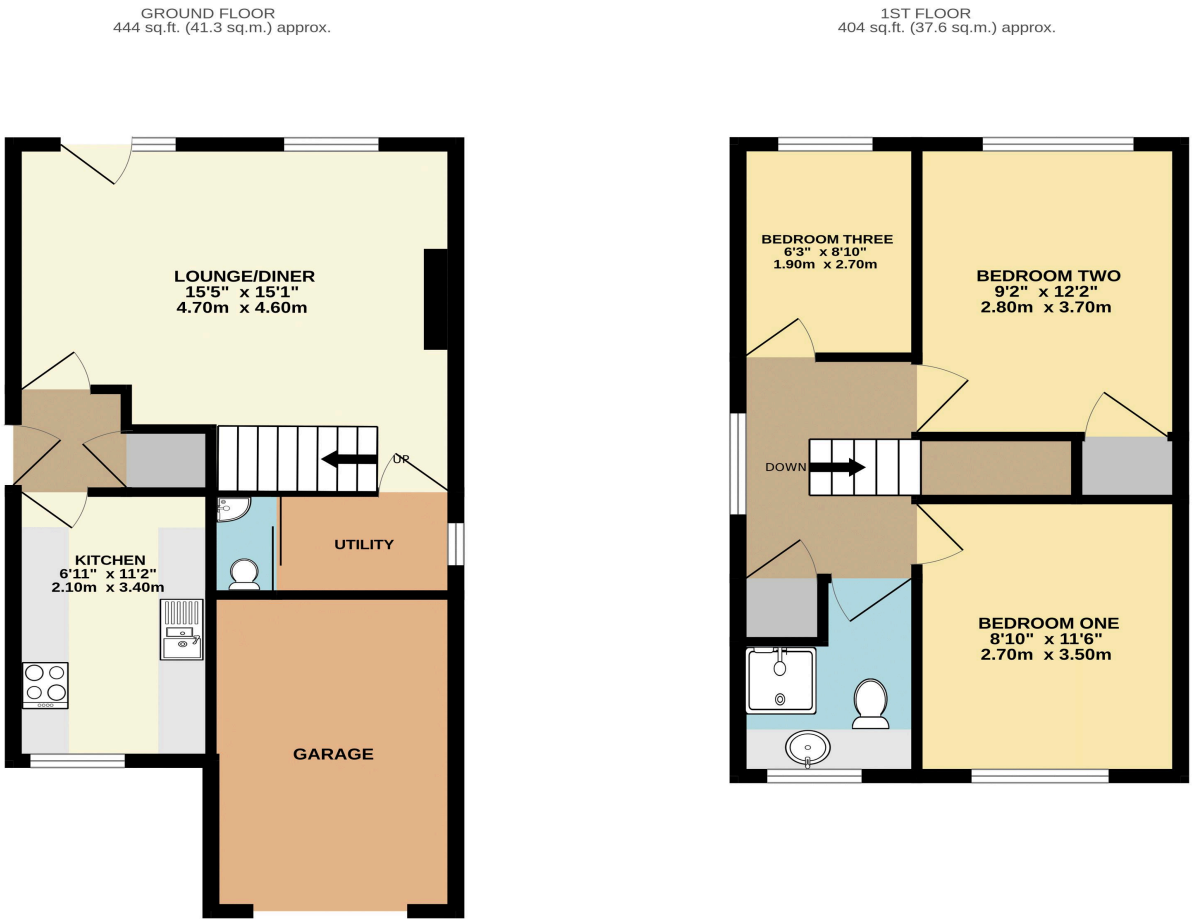
Enfields are delighted to offer for sale this three bedroom detached property situated within a popular residential area of Pontefract.

In need of some modernisation, this family home is located close to a full range of local amenities found within Pontefract and Junction 32 Outlet Village which all 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, 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, hallway, good sized lounge through dining room, downstairs W/C, utility and kitchen. To the first floor; two double bedrooms, good sized single bedroom and a house shower room.

The property also benefits from having a sunny positioned garden to the rear which includes a patio area. In addition there is also a double driveway and a garage that has potential to convert subject to the necessary regulation. Available with no onward chain a viewing is highly recommended to appreciate the accommodation this property has to offer. Freehold: Energy Performance Rating D: Council Tax Band C. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



TOTAL FLOOR AREA : 849 sq.ft. (78.9 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 UPVC door with double glazed opaque window panels to side aspect. Doors leading into other rooms and useful understairs storage cupboard.

Kitchen

11' 2" x 6' 11" (3.40m x 2.10m)

Matching high and low level storage units with laminate wood effect roll edged work surfaces and tiled splashback. Space and plumbing for under counter dishwasher. Inset stainless steel one and a half sink with chrome mixer tap. Integrated four ring electric hob and oven/grill. Vinyl tiled affect flooring and gas central heated radiator. Hardwood double glazed window with Aluminium frame to front aspect.

Lounge/Dining Room

15' 1" x 15' 5" (4.60m x 4.70m)

Feature electric fireplace and gas central heated radiator. Stairs leading to first floor landing and door leading through to pantry. Hardwood double glazed window with aluminum frame to rear aspect and UPVC door leading to rear garden. A gas connection is present for gas fire which is currently capped.

Utility

UPVC double glazed opaque window to side aspect and sliding door through to downstairs W/C. Plumbed with hot/cold feed for a washing machine and vent for tumble dryer.

Downstairs W/C

Low level W/C and corner wall mounted handwash basin with chrome mixer tap and tiled splashback.

First Floor Landing

UPVC double glazed window to side aspect, loft access and doors leading into other rooms. Built in storage cupboard housing the modern combination boiler.

Bedroom Two

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

Gas central heated radiator and Hardwood double glazed window with aluminum frame to front aspect.

Bedroom One

11' 6" x 8' 10" (3.50m x 2.70m)

Gas central heated radiator and Hardwood double glazed window with aluminum frame to rear aspect. Built in storage cupboard.

Bedroom Three

8' 10" x 6' 3" (2.70m x 1.90m)

Gas central heated radiator and Hardwood double glazed window with aluminum frame to rear aspect.

House Bathroom

8' 2" x 6' 3" (2.50m x 1.90m)

Three piece suite comprising of a low level W/C with hidden cistern. Handwash basin mounted over vanity unit with chrome mixer tap and a corner electric shower. Tiled walls and flooring throughout. Gas central heated radiator and recess spotlights. UPVC double glazed opaque window to front aspect.

Outside

Front of the property has a garden area which is mainly laid to lawn with bushes and shrubs to borders. Rear garden accessed via a block paved walkway at the side of the property. Steps leading up to the front door. Rear garden having a block paved patio area leading up to a raised garden which is mainly laid to lawn with a timber decking seating area. Bushes and shrubs to borders and hedging to boundaries. Storage space at the side of the property including a timber shed. Integral garage has an electric up and over door, inside having power and cold water tap.

Property Particulars D1