

enfields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	84
(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

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.



Holme Farm Way, Pontefract, WF8 3FB Three Bedroom Detached **£325,000**

**Bright and Spacious Lounge : Good Sized Dining Kitchen : Downstairs W/C :
Spacious Bedrooms Throughout : Master Bedroom with En Suite : Sunny
Positioned Rear Garden : Off Street Parking with Detached Garage : Sought
After Area with Good Transport Links to Leeds & Wakefield : Close to Local
Schools and Amenities**

PROPERTY DETAILS

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

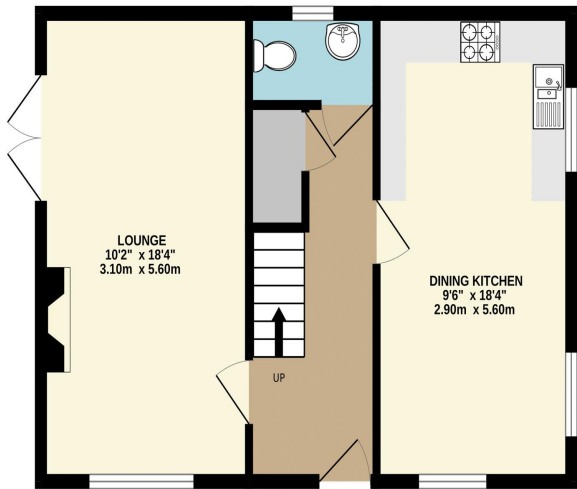
Well presented throughout, this family home is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village, including shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, 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 bedrooms and a modern house bathroom.

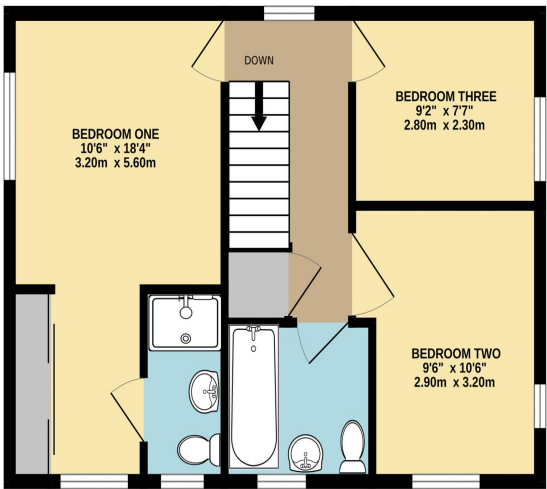
The property further benefits from having a sunny positioned and well maintained garden to the rear which includes a seating area that is ideal for outside entertaining. Multiple off-street parking is provided by means of a driveway and detached garage. To fully appreciate what the property has to offer an internal viewing is highly recommended. Leasehold: 985 Years Remaining: Energy Performance Rating C: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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.
Made with Metropix ©2025

Entrance Hallway

Enter through door to front aspect with double glazed opaque window panel. Wood effect flooring throughout and gas central heated radiator. Stairs leading to first floor landing and useful understairs storage cupboard. Doors leading into other rooms.

Downstairs W/C

Two piece suite comprising of a low level W/C. Pedestal handwash basin with chrome mixer tap and tiled splashback. Tiled flooring and gas central heated radiator. UPVC double glazed opaque window to rear aspect.

Dining Kitchen

18' 4" x 9' 6" (5.60m x 2.90m)

Matching high and low level storage units with laminate roll edged wood effect work surfaces and matching splashbacks. Inset stainless steel one and a half sink with draining board and chrome mixer tap. Integrated four ring gas hob with extractor fan hood and oven/grill beneath. Integrated dishwasher and full size fridge freezer. Tiled flooring, gas central heated radiator and recess spotlights. UPVC double glazed windows to front and side aspect.

Lounge

18' 4" x 10' 2" (5.60m x 3.10m)

Gas central heated radiators. Feature electric fireplace with an Adams style surround and a marble back and hearth. UPVC double glazed window to front aspect and UPVC double glazed French doors leading to side garden.

First Floor Landing

Gas central heated radiator and UPVC double glazed window to rear aspect. Doors leading into other rooms, airing cupboard and loft access.

Bedroom One

18' 4" x 10' 6" (5.60m x 3.20m)

Gas central heated radiator. UPVC double glazed windows to front and side aspects. Built in wardrobes with sliding doors. Door through to En-Suite.

En-Suite Shower Room

Three piece suite comprising of a low level W/C. Pedestal handwash basin with chrome mixer tap and a walk in mains fed thermostatic controlled shower. Tiled flooring and walls. Gas central heated radiator and recess spotlights. UPVC double glazed opaque window to front aspect.

Bedroom Two

10' 6" x 9' 6" (3.20m x 2.90m)

Gas central heated radiator. UPVC double glazed windows to front and side aspects.

Bedroom Three

7' 7" x 9' 2" (2.30m x 2.80m)

Gas central heated radiator. UPVC double glazed windows to side aspect.

House Bathroom

6' 3" x 7' 3" (1.90m x 2.20m)

Three piece suite comprising of a low level W/C. Pedestal handwash basin with chrome mixer tap. Panelled bath with chrome mixer tap. Tiled flooring and walls to splash prone areas. Gas central heated radiator and recess spotlights. UPVC double glazed opaque window to front aspect.

Outside

Front of the property has a stone walkway leading to front door with a covered porch. Garden area, which is mainly laid to lawn, stretching round to the side of property. Decorative pebbles to borders. Side garden has a stone patio area leading to a garden laid with artificial lawn and a raised decking area with a timber pergola. Brick walling and timber fencing to boundaries. Garden accessed via a timber side gate. Off set driveway providing multiple off street vehicle parking leading to a detached garage with an up and over door.

Property Particulars D1