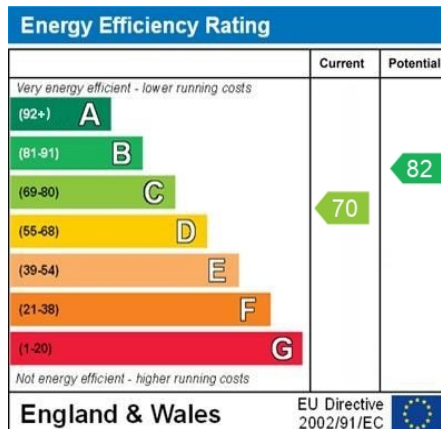


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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily 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 the office and will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road has not been checked by the Agent and the buyer is advised to seek verification from their Legal Representative. Confirmation of these draft property particulars is currently awaited from the vendor. therefore, you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.

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Castle Syke View, Pontefract, WF8 4LX

Three Bedroom Detached
Offers in Excess of £280,000

**Expansive and Larger Than Expected : Beautifully Presented Throughout
: Lounge Through Dining Room : Conservatory and Office
: Good Sized Modern Kitchen : Double Bedrooms Throughout
: Gardens to Front and Rear Including Decking Area : Multiple Parking to
Driveway and Garage : Viewing Highly Recommended to Fully Appreciate**

PROPERTY DETAILS

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

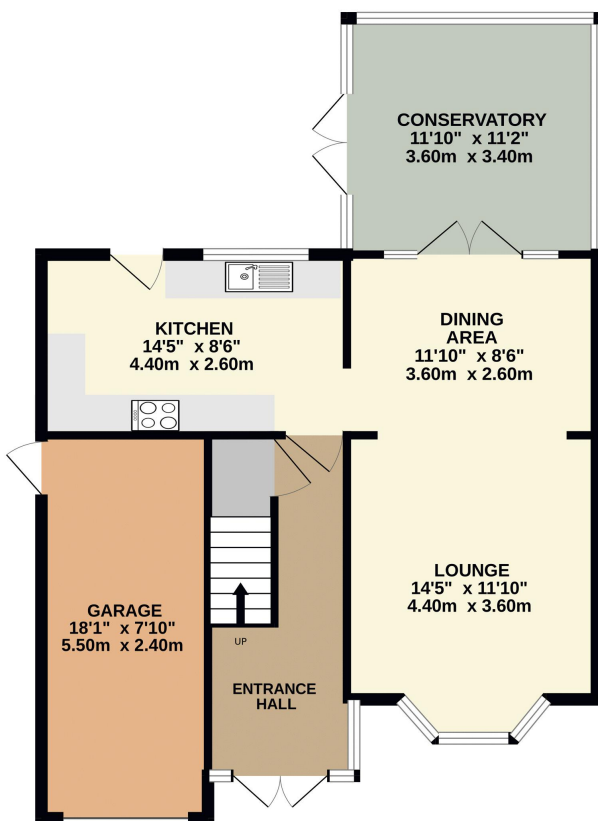
Beautifully presented, this family home is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village both of which have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, 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 through dining room, conservatory and modern kitchen. To the first floor; three double bedrooms, office and good sized family bathroom.

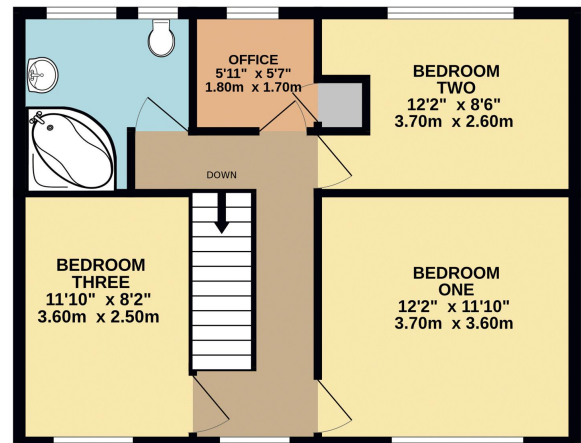
The property further benefits from having gardens to the front and rear with patio/seating areas that are ideal for outside entertaining. Multiple off street parking is provided by means of an expansive driveway and garage. Located within a much sought after area an internal viewing is highly recommended to appreciate what this family home has to offer. Freehold: Energy Performance Rating TBC: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Ag

FLOOR PLANS

GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1294 sq.ft. (120.2 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 Hallway

Enter through UPVC French doors to front aspect, UPVC double glazed windows to front and side aspects, useful understairs storage cupboard with room for tumble dryer, gas central heating radiator, stairs leading to first floor landing and door leading to kitchen.

Kitchen

8' 6" x 14' 5" (2.6m x 4.4m)

Matching high and low level storage units with laminate work surfaces over, inset ceramic sink with chrome mixer tap, four-ringed electric hob with extractor fan over, integrated oven, grill and microwave, space and plumbing for washing machine and dishwasher, space for fridge freezer, gas central heating radiator, recess spotlighting, wood effect flooring, a UPVC double glazed window to rear aspect and UPVC door with double glazed window to rear aspect giving access to rear garden and an opening through to lounge diner.

Lounge Diner

23' 0" x 11' 10" (7m x 3.6m)

UPVC double glazed bay windows to front aspect, UPVC double glazed French doors leading through to conservatory and a gas central heating radiator.

Conservatory

11' 2" x 11' 10" (3.4m x 3.6m)

Wood effect flooring, gas central heating radiator, UPVC double glazed windows to rear and side aspects, UPVC double glazed French doors giving access to rear garden.

First Floor Landing

Gas central heating radiator, loft access, UPVC double glazed window to front aspect and doors leading into other rooms.

Bedroom One

11' 10" x 12' 2" (3.6m x 3.7m)

UPVC double glazed window to front aspect and gas central heating radiator.

Bedroom Two

8' 6" x 12' 2" (2.6m x 3.7m)

UPVC double glazed window to rear aspect, useful storage cupboard and gas central heating radiator.

Bedroom Three

11' 10" x 8' 2" (3.6m x 2.5m)

UPVC double glazed window to front aspect and gas central heating radiator.

Office

5' 7" x 7' 3" (1.7m x 2.2m)

UPVC double glazed window to rear aspect and a useful storage cupboard housing the boiler.

House Bathroom

8' 6" x 9' 2" (2.6m x 2.8m)

Three piece suite comprising of a low level W/C, hand wash basin mounted over vanity unit with chrome mixer tap and a pannelled corner 'Jacuzzi style' bath with 'Jacuzzi style' power shower head attachment, foot wash with remote controls, wood effect flooring, recess spotlighting and UPVC double glazed opaque windows to rear aspect.

Outside

Front of the property has a garden which is mainly laid to lawn with a decorative pebbled area containing bushes and shrubs, brick walling and timber fencing to boundaries, mature shrubs to borders, useful storage area ideal for bin storage down the side of the property accessed via a timber gate. Rear garden is accessed via a stone walkway through a timber gate, rear of the property has a stone patio area with a raised decking area and a block paved area ideal for seating and entertainment, timber fencing to boundaries, outside tap and two timber sheds for storage. Multiple off-street parking is provided by a concrete driveway accessed through a double timber gate, leading up to an attached garage with an electric revolving door, power and lighting and a door to side aspect.

Property Details: D1