

3 Bed

House - Semi-Detached

located in

Pontefract

Offers In Excess Of £200,000







enfields

Tennyson Way

Pontefract

WF8 1LD

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Lead In
Situated in a highly sought-after residential location, this modern three-bedroom semi-detached home offers spacious and well-presented accommodation throughout, making it ideal for a wide range of buyers including first-time purchasers, growing families and those looking to downsize.

The property boasts three well-proportioned bedrooms and has been lovingly maintained, creating a home that is ready to move straight into. To the rear is a larger-than-average enclosed garden, providing an excellent space for entertaining, family life or simply enjoying the outdoors.

A particular feature of the home is the attached garage, which benefits from rear access and has been adapted to provide a practical utility area, adding valuable additional space to the property. To the front, a private driveway provides off-street parking.

Perfectly positioned close to the town centre, the property enjoys excellent access to local schools, shops, amenities and motorway networks, making it an ideal choice for commuters and families alike.

Homes within this desirable area rarely remain available for long, and with the added benefit of no onward chain, early viewing is strongly recommended to fully appreciate everything this fantastic home has to offer.

Entrance Hall
6'9" x 4'7"
Access to the living room and the stairs leading to the first floor. Wood effect flooring. Central heated radiator.

Living Room
16'6" x 10'7"
Feature fire with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

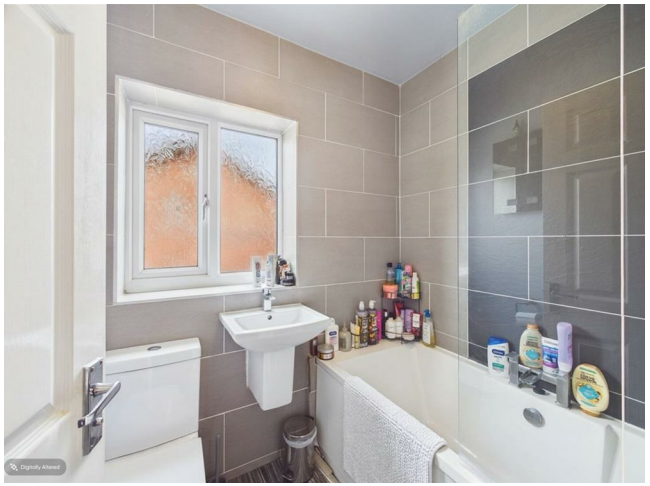
Kitchen Diner
8'8" x 13'11"
A modern range of high and low level kitchen base units with integrated appliances including fridge/freezer, oven with hob and extractor hood over. One and half bowl sink with drainer and tap. Tiled effect flooring. Central heated radiator. UPVC double glazed French door leading to the rear garden. UPVC double glazed window to the rear elevation.

Garage
17'2" x 9'6"
Access to the utility room via rear access door. Up and over garage door.

Utility Room
4'8" x 9'2"
Option to reconnect plumbing for washing machine. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect. UPVC door leading to the rear garden.







Landing
6'3" x 4'8"
Access to all three bedrooms and the house bathroom. Carpeted throughout.

Bedroom One
10' x 12'
Storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front elevation.

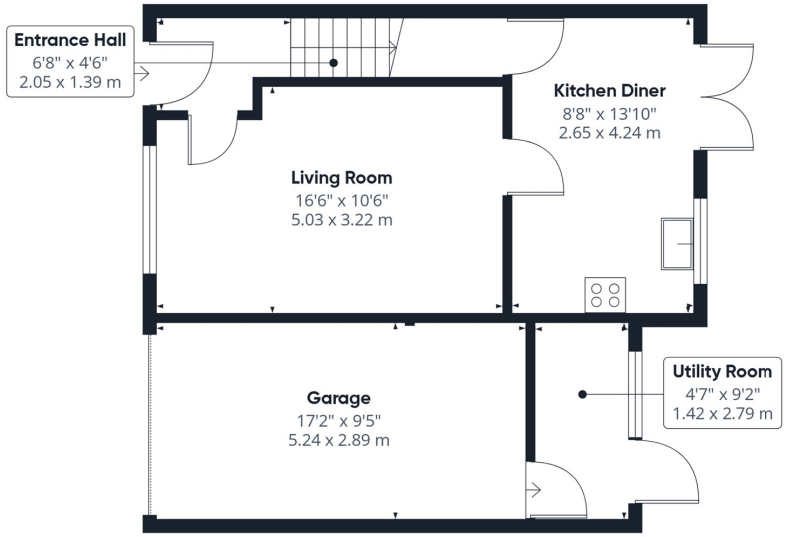
Bedroom Two
8'9" x 7'6"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Three
8'9" x 6'2"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

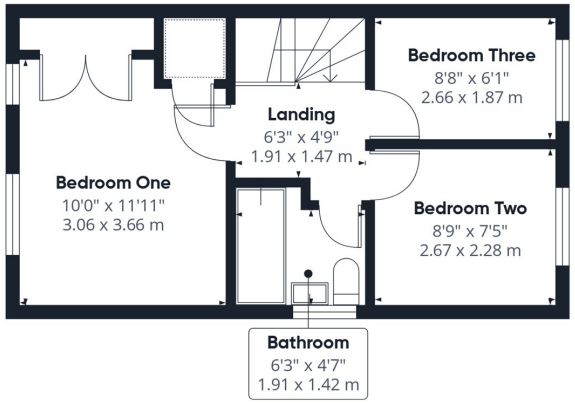
Bathroom
6'3" x 4'8"
White suite comprising of panel bath with shower screen, chrome tap and mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Chrome central heated towel rail. UPVC double glazed frosted window to the side aspect.

External
The property is set back from the road behind a low-maintenance front garden and benefits from a generous block-paved driveway providing off-road parking for multiple vehicles. A single attached garage offers additional parking or useful storage space.

To the rear, the property enjoys a spacious enclosed garden, predominantly laid to lawn, providing an excellent space for families, outdoor entertaining, or gardening. A paved patio area adjacent to the house offers the perfect spot for outdoor dining and relaxation, while mature shrubs, planted borders, and fenced boundaries provide privacy and a pleasant outlook. The garden also benefits from access to the attached garage.



Floor 0





Floor 1

Approximate total area(1)

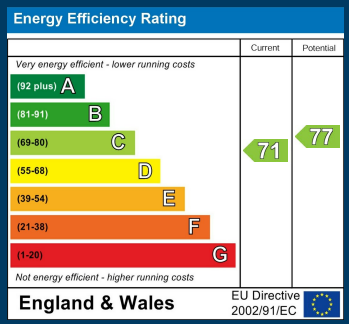
872 ft²

81 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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