

3 Bed

House - Townhouse

located in Castleford

Asking Price £195,000







enfields

Deans Court

Pontefract

WF8 1NH









Lead In

A spacious three bedroom townhouse offering generous accommodation over three floors, ideally positioned on the edge of Pontefract town centre, within walking distance of Pontefract Monkhill railway station, Pontefract Castle and a fantastic range of local amenities. Offered to the market with no onward chain, this property presents an excellent opportunity for buyers looking to create a wonderful family home in a highly convenient location.

This modern townhouse offers an abundance of living space and a versatile layout, making it particularly appealing to first-time buyers, growing families and those seeking a property with potential to add value through some internal modernisation and personal touches.

The ground floor accommodation comprises an entrance hallway, a spacious kitchen diner providing plenty of room for family dining and entertaining, a convenient downstairs WC and a comfortable lounge overlooking the rear garden.

To the first floor, there are two generously sized double bedrooms alongside a family bathroom, offering excellent accommodation for children, guests or those working from home.

Occupying the entire second floor is the impressive master bedroom, benefiting from its own private en-suite bathroom and providing a wonderful retreat away from the main living accommodation.

Externally, the property benefits from a private driveway and an enclosed rear garden, offering valuable outdoor space for relaxing, entertaining and family enjoyment.

Location is another standout feature of this home. Situated on the edge of Pontefract's bustling town centre, residents can enjoy a short walk into town, where an excellent selection of independent shops, supermarkets, cafés, restaurants and everyday amenities can be found. Pontefract Monkhill railway station is conveniently located nearby, providing excellent transport connections, whilst the historic Pontefract Castle and local schools are also within easy reach.

Although modern in design, the property would benefit from some cosmetic updating and a buyer with the vision to unlock its full potential. With its generous proportions, practical three-storey layout and excellent location, this home offers a fantastic opportunity to create something truly special.

Space, location and potential are the key selling points of this wonderful property. With a little imagination and modernisation, buyers have the opportunity to create a spacious and comfortable family home at an attractive price.

Offered with no onward chain, early viewing is highly recommended to appreciate the accommodation, location and potential this property has to offer.

Entrance Hall

15'9" x 3'8"

Access to kitchen diner, WC, living room and the stairs leading to the first floor. Carpeted throughout. Central heated radiator.







Kitchen Diner
14'7" x 9'9"
A modern range of high and low level kitchen units with integrated oven, hob and extractor hood. Plumbing for washing machine. Space for fridge freezer. Sink with drainer and chrome mixer tap. Tiled effect flooring. Central heated radiator. UPVC double glazed bay window to the front elevation.

WC
5'9" x 2'9"
WC with low level flush. Wash hand basin with chrome taps. Extractor fan. Wood effect flooring. Central heated radiator.

Living Room
11'11" x 16'9"
Carpeted throughout. Central heated radiator. UPVC double glazed French doors leading to the reargarden.

Landing
8'7" x 6'4"
Access to two bedrooms, the house bathroom and second landing. Carpeted throughout. Central heated radiator.

Bedroom Two
9'6" x 10'
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Three
10'3" x 9'11"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bathroom
7'1" x 6'4"
White suite comprising of panel bath with chrome taps. WC with low level flush. Wash hand basin with chrome taps. Partly tiled walls. Extractor fan. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.



Landing
5'8" x 3'2"
Stairs leading to the second floor. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom One
12'4" x 13'10"
Access to en suite. Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

En Suite
5'2" x 6'9"
A white suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome tap. WC with low level flush. Extractor fan. Central heated radiator. Skylight window to the rear aspect.

External
The attractive brick-built townhouse forms part of a modern residential development, with a low-maintenance planted frontage and a pathway leading to the main entrance. To the front, the property benefits from a private driveway providing off-street parking.

To the rear is an enclosed garden offering a good degree of privacy, featuring a paved patio seating area ideal for outdoor dining and entertaining. The garden is complemented by established shrubs, mature planting and fenced boundaries, providing a pleasant outdoor space with scope for further landscaping and personalisation.

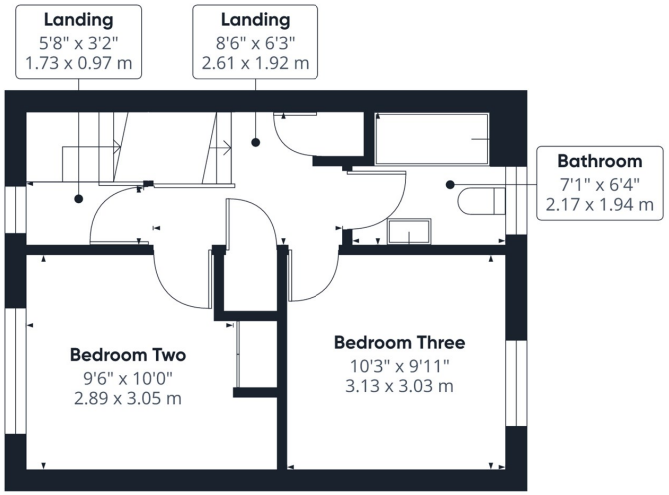
Disclaimer
Some images within this advertisement have been digitally enhanced using AI technology to remove furniture and personal belongings for presentation purposes. These images are intended to provide a clearer view of the property's layout and space. Prospective purchasers are advised to view the property in person to appreciate its current condition.



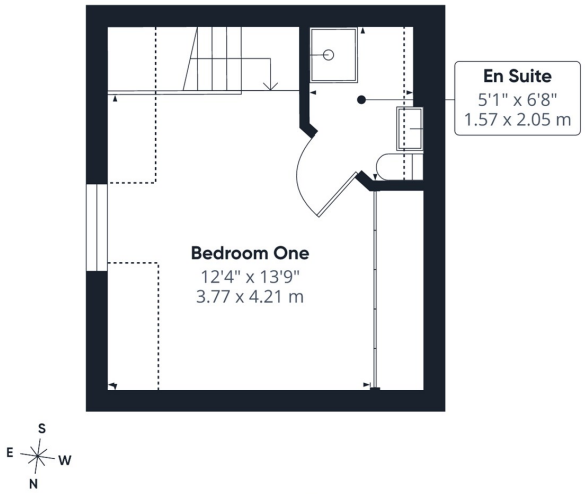




Floor 0



Floor 1



Floor 2

Approximate total area(1)

974 ft²

90.6 m²

Reduced headroom

28 ft²

2.6 m²

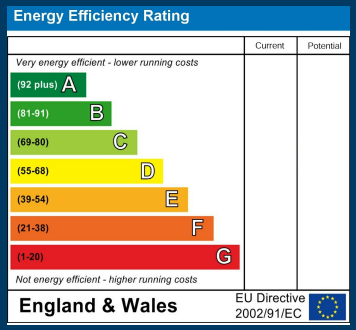
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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