



3 Bed  
House - Detached  
located in  
Pontefract

Offers Over £220,000



**enfields**

Lemon Tree Close

Pontefract

WF8 4RN

#### Lead In

Good sized lounge/dining room. Downstairs W/C and utility room. Well-proportioned bedrooms throughout. Modern family bathroom. Sunny rear garden with patio area. Double driveway and garage with potential for conversion (subject to the necessary permissions). Situated within a desirable cul-de-sac location close to excellent local schools and amenities. To arrange a viewing, contact Pontefract Estate Agents, Enfields.

Enfields are delighted to offer for sale this three bedroom detached family home, situated within a highly sought-after residential area of Pontefract.

Offering excellent potential for cosmetic modernisation, the property provides an ideal opportunity for purchasers seeking a well-maintained home in a desirable location, with the flexibility to update and personalise over time. The property benefits from a sound structure, a modern and efficient central heating boiler, updated electrics incorporating a modern RCD consumer unit, and existing cavity wall insulation, providing reassurance for prospective buyers.

Conveniently positioned close to a comprehensive range of local amenities, the property is within easy reach of Pontefract town centre and Junction 32 Outlet Village, offering a variety of shops, cafés and restaurants. Excellent leisure and recreational facilities are also nearby, including Xscape Castleford, leisure centres, golf courses, parkland, lakes and woodland walks. The property is particularly well placed for access to highly regarded primary and secondary schools, together with excellent transport links to Wakefield, Doncaster and Leeds.

The accommodation briefly comprises; to the ground floor, entrance hallway, spacious lounge through dining room, downstairs W/C, utility room and kitchen. To the first floor are two double bedrooms, a generous single bedroom and a modern family shower room.

Externally, the property enjoys a sunny enclosed rear garden with patio seating area, occupying a wider-than-average plot compared to many neighbouring properties. To the front is a double driveway leading to an attached garage, which offers excellent potential for conversion into additional living accommodation, subject to the necessary planning and building regulations.

The property is perfectly habitable in its current condition, whilst offering considerable scope for further enhancement in stages to suit individual requirements. Offered for sale with no onward chain, an internal viewing is highly recommended to fully appreciate the accommodation, location and future potential on offer.

Freehold. Energy Performance Rating D. Council Tax Band C.

For further information or to arrange a viewing, please contact Pontefract Estate Agents, Enfields.

#### Entrance Hallway

4' x 4'6"

Enter through UPVC door with double glazed opaque window panels to side aspect. Doors leading into other rooms and useful understairs storage cupboard.

#### Kitchen

7' x 11'3"

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

15'6" x 15'

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.



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**Utility**

5'4" x 4'4"

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**

2'5" x 4'4"

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

**Landing**

6'3" x 9'3"

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 One**

9'1" x 11'11"

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

**Bedroom Two**

8'10" x 11'6"

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

**Bedroom Three**

6'3" x 8'9"

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

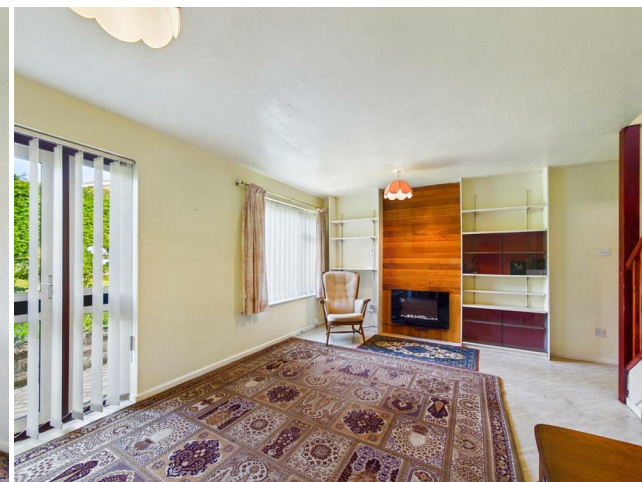
**Bathroom**

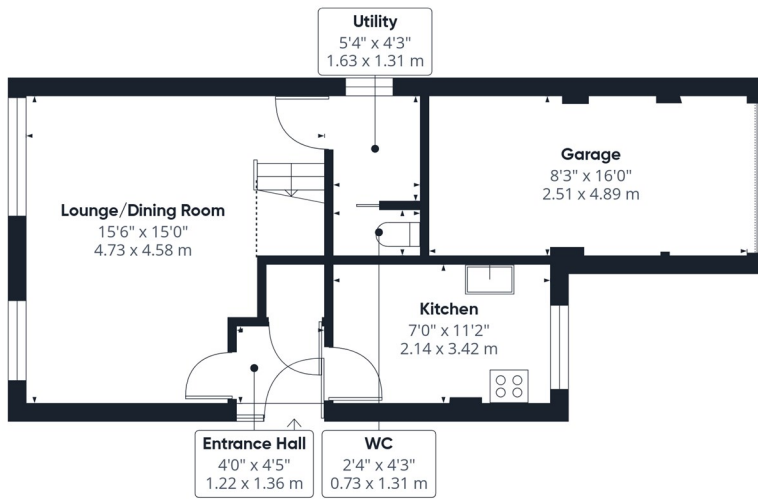
6'4" x 8'2"

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.

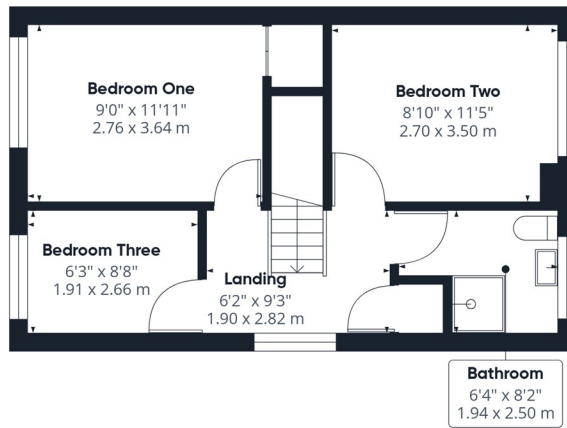
**Outside**

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.





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

851 ft<sup>2</sup>  
79 m<sup>2</sup>

**Reduced headroom**

11 ft<sup>2</sup>  
1 m<sup>2</sup>

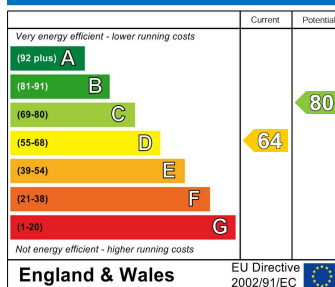
(1) Excluding balconies and terraces

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.

GIRAFFE360

**Energy Efficiency Rating**



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