



4 Bed
House - Detached
located in
Pontefract

Offers In Excess Of
£335,000



enfields

Ashworth Road

Pontefract

WF8 2UJ

Entrance Hallway

Enter through composite door to front aspect. Gas central heated radiator and stairs leading to first floor landing. Useful understairs storage cupboard and doors leading into other rooms.

Breakfast Kitchen

13'5" x 12'10"

Matching high and low level storage units with granite effect roll edged work surfaces and complimentary tiled splashbacks. Inset sink with draining board and chrome mixer tap. Belling eight ring cooker with extractor fan hood over. Wood effect flooring, space for full size fridge freezer and gas central heated radiator. Integrated dishwasher and UPVC double glazed window to rear aspect. Door through to conservatory.

Conservatory

12'10" x 13'5"

Tiled flooring and UPVC double glazed windows to rear and side aspect. UPVC French doors leading into rear garden.

Dining Room

12'10" x 9'6"

Gas central heated radiator and UPVC double glazed window to front aspect.

Lounge

19'8" x 11'6"

Gas central heated radiators and UPVC double glazed window to front aspect. Feature electric fireplace with Adams style surround. UPVC sliding door through to conservatory.

First Floor Landing

Doors leading into other rooms, loft access and built in storage cupboard.

Bedroom One

11'6" x 9'10"

Gas central heated radiator and UPVC double glazed window to front aspect. Built in wardrobes. Door through to En-Suite.

En-Suite Shower Room

Three piece suite comprising of a low level W/C. Pedestal handwash basin with chrome taps. Walk in mains fed thermostatic controlled shower. Tiled flooring and half walls. Gas central heated radiator and UPVC double glazed opaque window to rear aspect.

Bedroom Two

8'6" x 12'2"

Gas central heated radiator and UPVC double glazed window to front aspect. Built in wardrobes. Door through to En-Suite.

Bedroom Two En-Suite

Three piece suite comprising of a low level W/C. Pedestal handwash basin with chrome taps. Walk in mains fed thermostatic controlled shower. Gas central heated radiator and tiled half walls.



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4





Bedroom Three

10'10" x 8'6"

Gas central heated radiator and UPVC double glazed window to rear aspect. Built in wardrobes.

Bedroom Four

7'7" x 7'3"

Gas central heated radiator and UPVC double glazed window to rear aspect.

House Bathroom

7'7" x 6'7"

Three piece suite comprising of a low level W/C. Pedestal handwash basin with chrome taps. Panelled bath with chrome mixer tap and handheld showerhead attachment. Tiled floors and half walls. Gas central heated radiator and UPVC double glazed opaque window to rear aspect.

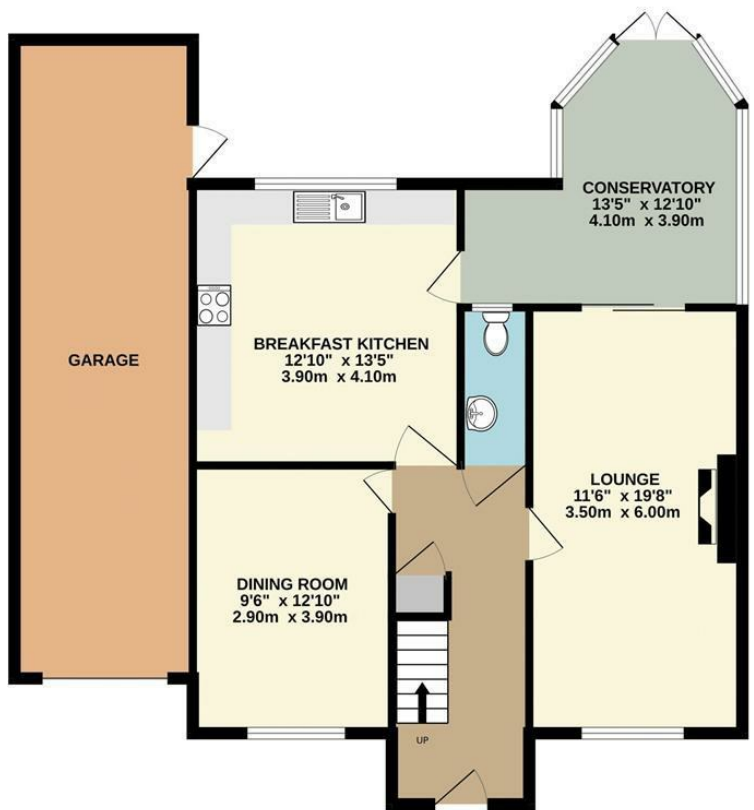
Outside

Front of the property has a garden which is mainly laid to lawn. Variety of bushes, shrubs and flowers to borders and timber fencing to borders. Stone walkway leading to front door. Rear garden accessed via side of property through a timber gate. Stone patio seating area leading to a very well maintained garden with bushes, shrubs and flowers to borders. Outside tap and timber fencing to boundaries. UPVC access door to garage. Tarmacked driveway providing multiple off street vehicle parking leading to a double garage with an up and over door and power/lighting.

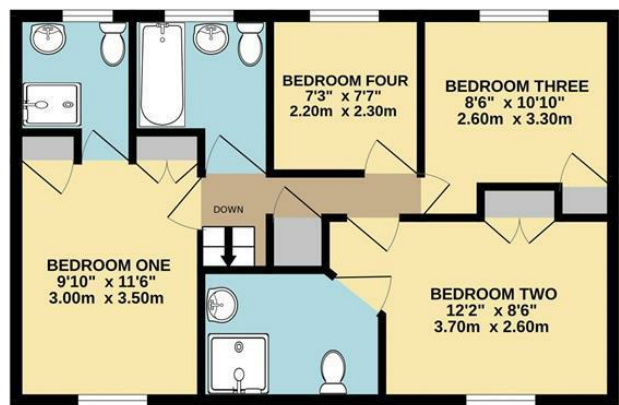
Property Particulars D1



GROUND FLOOR
1016 sq.ft. (94.4 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1541 sq.ft. (143.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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