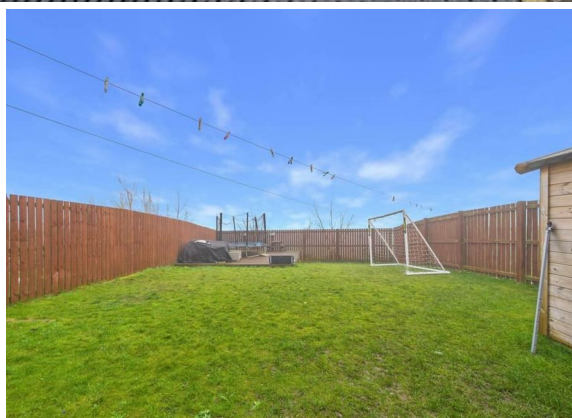




3 Bed
House - Detached
located in
Pontefract

Guide Price £300,000



enfields

William Street
Pontefract
WF8 2FT

****GUIDE PRICE £300,000 - £320,000**SPACIOUS GARDEN**DOUBLE BEDROOMS**MODERN THROUGHOUT**OPEN VIEWS TO THE REAR****

Situated on a highly sought-after new development just off Cobblers Lane, this beautifully presented three-bedroom detached home enjoys an enviable position with open field views to the rear and close proximity to local junior and infant schools, making it ideal for families and professionals alike.

The property offers three generous double bedrooms, all finished with excellent interior decoration throughout. The main bedroom benefits from a modern en-suite, while the remaining bedrooms are served by a stylish family bathroom.

On the ground floor, the home provides spacious and versatile accommodation, including a welcoming lounge, a contemporary kitchen diner, a separate utility room, and a convenient downstairs WC. The converted garage adds valuable additional living space, perfect for a home office, playroom, or second reception room.

Externally, the property features a double driveway providing ample off-street parking, while the rear aspect offers a pleasant outlook over open fields, creating a peaceful and private setting rarely found on new developments.

Ideally located with excellent transport links, including easy access to two motorway networks and local train stations, and just a short drive from Pontefract town centre and the Xscape Yorkshire leisure complex.

This impressive three-bedroom detached home offers superb space, location, and presentation, and we expect it to generate strong interest. An early viewing is highly recommended.

Hallway
6'7" x 3'12"

Access to lounge and living room. Wood effect flooring.

Lounge
16'6" x 8'2"

Wood effect flooring. Central heated radiator. UPVC double glazed window to the front.

Living Room
16'11" x 10'2"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

Kitchen Diner
8'3" x 16'10"

A modern range of high and low kitchen units with integrated appliances including oven, electric hob, extractor hood and dishwasher. Stainless steel sink with drainer and chrome mixer tap over. Access to utility room and living room. UPVC double glazed French doors leading to the garden. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear.

Utility Room
4'11" x 5'1"

High and low level units with worktop. Option to reconnect plumbing for washing machine. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear.

WC
2'11" x 5'1"

WC with low level flush. Wash hand basin with chrome mixer tap. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the side elevation.

Landing
3'4" x 6'6"

Access to all three bedrooms and the house bathroom. Carpeted throughout. Central heated radiator.

Main Bedroom
11'11" x 8'10"

Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front and rear.

En Suite
6'10" x 3'10"

White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Shower cubicle with mains feed shower. Extractor fan. Tiling to the walls. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear.

Bedroom Two
10'11" x 10'1"

Built in wardrobe. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

Bedroom Three
10'8" x 5'11"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

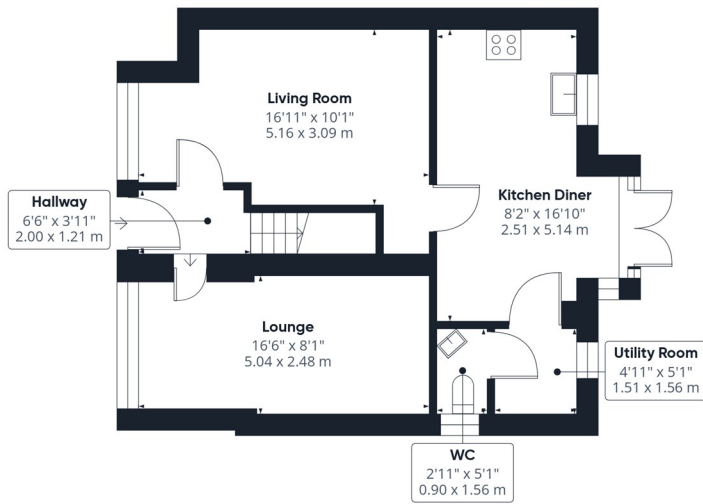
Bathroom
6'3" x 6'2"

White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Panel bath with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear.

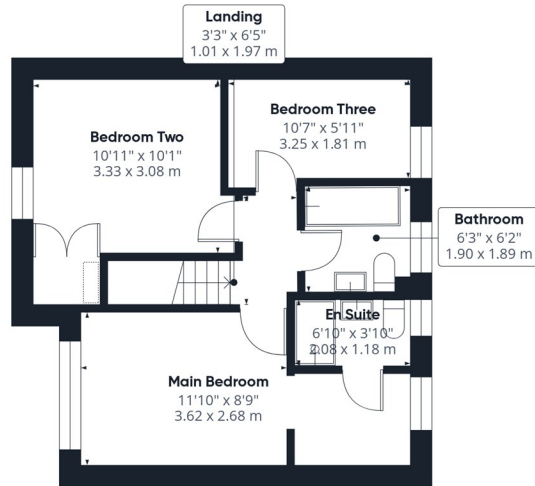
External

To the front of the property, a Tarmac driveway provides off street parking. There is a lawn with a gravelled border. A pathway down the side of the property leads to an enclosed rear garden that is mainly laid to lawn and has a decked patio area.





Floor 0



Floor 1

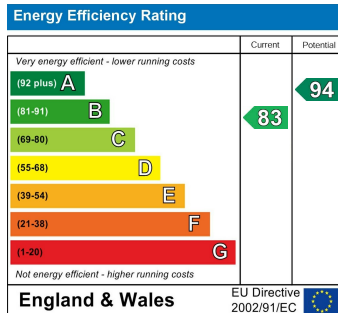


Approximate total area⁽¹⁾
 960 ft²
 89 m²

(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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