



4 Bed  
House - Semi-  
Detached  
located in  
Wakefield  
Offers In Excess Of  
£250,000



**enfields**

Miners Court  
New Sharlston  
Wakefield  
WF4 1BP



**\*\*NEW\*\*GARAGE FOR PARKING AND STORAGE\*\*SPACIOUS GARDEN TO THE REAR\*\***

#### Lead In

Located in the highly sought-after area of New Sharlston, this modern four-bedroom semi-detached home—originally built by Strata—offers stylish and spacious living ideal for a wide range of buyers.

Perfectly positioned for commuters, the property provides excellent access to Wakefield, the M62 motorway network, and nearby train stations, making travel to surrounding towns and cities both quick and convenient. The area is also well served by highly regarded local schools, further enhancing its appeal for families.

Internally, the home is beautifully presented throughout, with a well-thought-out layout that creates a natural flow between living spaces. Each room is generously proportioned, offering both comfort and practicality for modern living.

Externally, the property benefits from a good-sized enclosed rear garden—ideal for families and entertaining—as well as a separate garage.

Homes within this development are in high demand and rarely remain on the market for long. This is a fantastic opportunity to secure a quality home in a desirable location.

Early viewing is highly recommended.

#### Hallway

5'10" x 4'4"

Composite front door. Access to kitchen diner and first floor. Wood effect flooring. Central heated radiator.

#### Kitchen Diner

18'1" x 9'5"

A modern range of high and low level kitchen base units with integrated appliances including oven with electric hob and extractor hood over. Option to reconnect plumbing for washing machine. Space for fridge/freezer. Sink with drainer and chrome mixer tap. Access to WC. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front.

#### WC

6'11" x 3'1"

WC with low level flush. Wash hand basin with chrome taps over. Extractor fan. Wood effect flooring. Central heated radiator.

#### Living Room

12'2" x 12'9"

Wood effect flooring. Central heated radiator. UPVC double glazed French door leading to the rear garden.

#### Landing

17'12" x 6'4"

Access to two bedrooms and the main house bathroom and stairs to the next level. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

#### Bedroom Two

12'3" x 12'10"

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

#### Bedroom Four

10'12" x 6'3"

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

#### Bathroom

6'9" x 5'6"

White suite comprising of WC with low level flush. Wash hand basin with chrome taps. Panel bath with chrome taps and shower attachment. Extractor fan. Wood effect flooring. Central heated radiator.

#### Landing

3'2" x 7'11"

Access to two bedrooms. Carpeted throughout. Central heated radiator.

#### Bedroom One

15'1" x 12'11"

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

#### En Suite

7'5" x 3'10"

White suite comprising of WC with low level flush. Wash hand basin with chrome taps. Shower cubicle with mains feed shower. Extractor fan. Wood effect flooring. Central heated radiator.

#### Bedroom Three

11'8" x 9'2"

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

#### Garage

17'9" x 8'12"

Up and over door. Storage to the loft structure.

#### Outside

The property is attractively positioned within a modern residential development, showcasing a striking three-storey façade. To the front, a neatly presented garden features low-maintenance gravel borders complemented by established shrubs and planting, adding to the home's kerb appeal. A private driveway provides off-road parking and leads to a detached garage, offering additional storage or secure parking.

To the rear, the property benefits from a fully enclosed and well-maintained garden, ideal for both everyday family use and outdoor entertaining. A paved patio area provides the perfect space for seating and dining, leading onto a lawned garden bordered by fencing for privacy. The garden enjoys a pleasant, low-maintenance layout, making it a practical and enjoyable outdoor space.

These particulars are prepared in good faith and in accordance with current consumer protection legislation, using information provided by the vendor. Whilst we take reasonable steps to ensure that the details are accurate and not misleading, we have not independently verified all information and cannot guarantee its completeness or accuracy. The particulars are intended as a general guide only and do not constitute part of an offer or contract. All descriptions, measurements, references to condition, services, tenure, planning matters, and other material information should be independently verified by prospective purchasers through inspection, survey, and appropriate professional enquiries.



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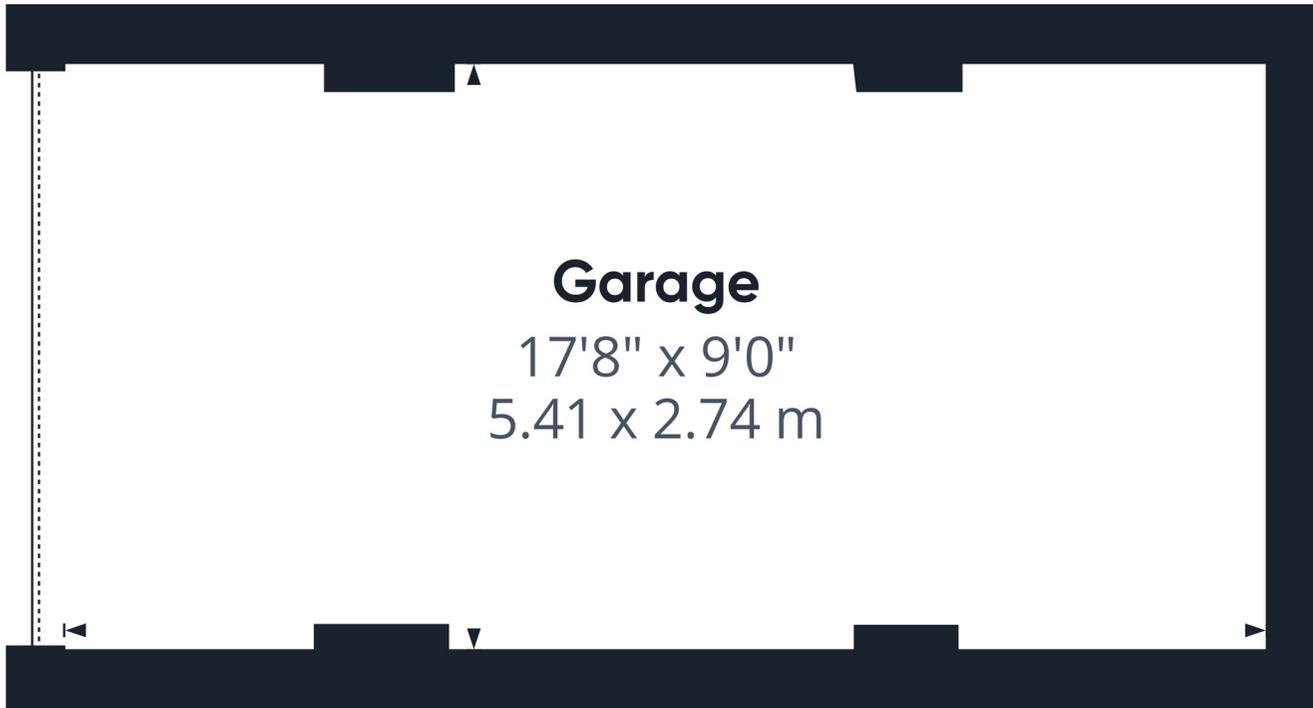
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**Garage**  
 17'8" x 9'0"  
 5.41 x 2.74 m

**Approximate total area<sup>(1)</sup>**  
 157 ft<sup>2</sup>  
 14.6 m<sup>2</sup>

(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.

GIRAFFE360



Floor 0 Building 2

**CONTACT**

30 Newgate  
 Pontefract  
 WF8 1DB

E: sales-pontefract@enfields.co.uk  
 T: 01977 233124

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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