

enfields

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**Cobblers Lane, Pontefract, WF8 2HN**  
**Three Bedroom Semi-Detached,**  
**Offers in Excess of £200,000**

**No Onward Chain : In Need of Modernisation : Sought After Location : Lounge Through Dining Room : Good Sized Bedrooms : Gardens to Front and Rear : Off Street Parking : Close to Local Amenities and Schools : Good Rail, Bus and Road Transport Links**



## PROPERTY DETAILS

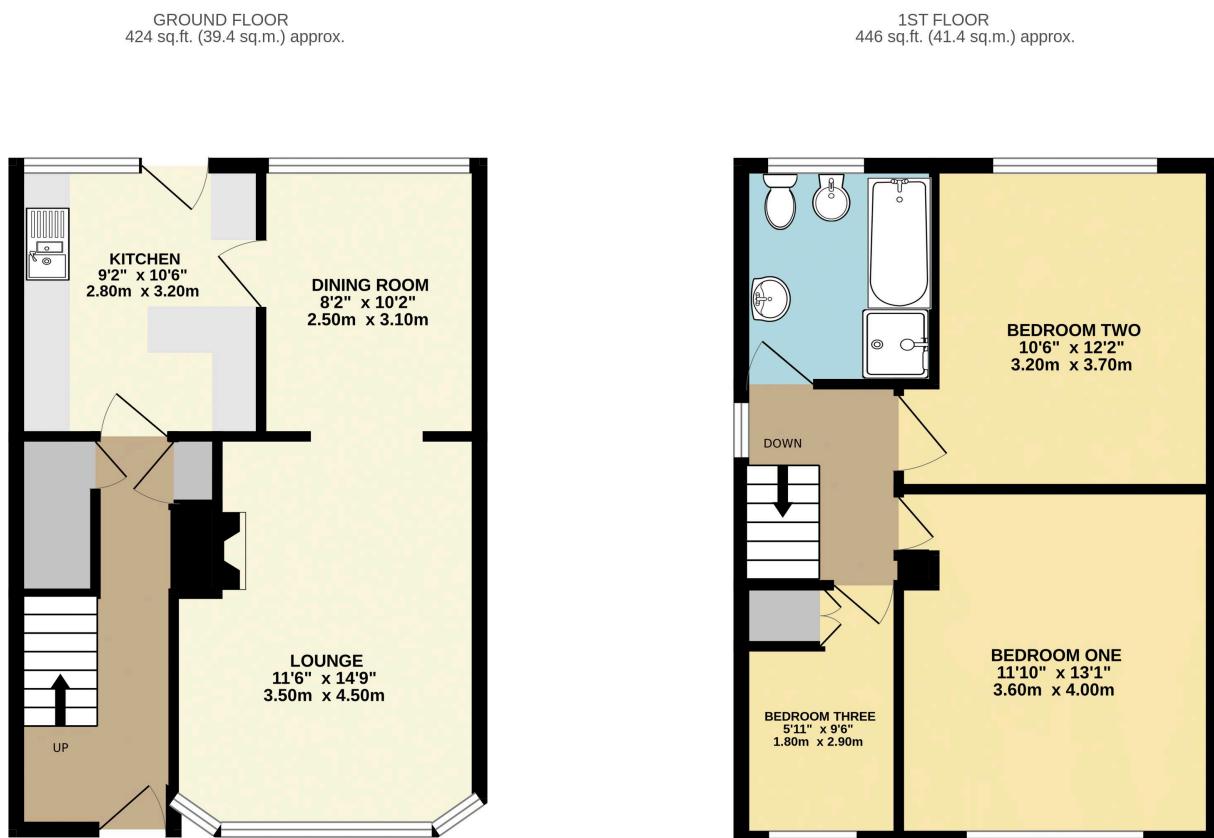
Enfields are delighted to offer for sale this three bedroom, semi-detached property situated within the popular residential area of Pontefract.

In need of some updating and ideal for a family or first time buyer this family home is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village both of which have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses and Pontefract Park with its 1300 acres of parkland, lakes and woodland. The property is also within close proximity to good local schooling at both primary and secondary level as well as comprehensive transport links into Wakefield, Doncaster and Leeds.

The accommodation briefly comprises to the ground floor; entrance hall, good sized lounge through dining room and large kitchen. To the first floor; two double bedrooms, good sized single bedroom and a four piece house bathroom with walk-in shower.

The property also benefits from having good sized gardens to the front and rear including patio/seating areas that are ideal for outside entertaining. Multiple off street parking is provided by means of a tandem driveway and detached garage. Available with no onward chain an internal viewing is highly recommended to appreciate what this home has to offer. Freehold: Energy Performance Rating TBC: Council Tax Band B. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS



## Entrance Hallway

Enter through composite door with double glazed opaque panel to front aspect. Gas central heated radiator and built in storage cupboard. Stairs to first floor landing and picture railing to walls. Door through to lounge and kitchen.

## Kitchen

10' 6" x 9' 2" (3.20m x 2.80m)

Matching high and low level storage units with tiled work surfaces and matching splashbacks. Inset one and a half sink with draining board and mixer tap. Space for cooker with extractor fan over. Space for fridge freezer. Vinyl tiled effect flooring and gas central heated radiator. Door through to dining room and UPVC double glazed window to rear aspect. Composite door leading to rear garden.

## Lounge

14' 9" x 11' 6" (4.50m x 3.50m)

Gas central heated radiator and feature gas fireplace with Adams style surround and marble back and hearth. UPVC double glazed bay windows to front aspect. Archway opening through to dining room.

## Dining Room

10' 2" x 8' 2" (3.10m x 2.50m)

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

## First Floor Landing

Doors leading into other rooms and UPVC double glazed window to side aspect. Picture railing to walls and loft access.

## Bedroom One

13' 1" x 11' 10" (4.00m x 3.60m)

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

## Bedroom Two

12' 2" x 10' 6" (3.70m x 3.20m)

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

## Bedroom Three

9' 6" x 5' 11" (2.90m x 1.80m)

Gas central heated radiator and UPVC double glazed window to front aspect. Built in storage cupboard.

## House Bathroom

8' 2" x 7' 3" (2.50m x 2.20m)

Five piece suite comprising of a low level W.C. Pedestal handwash basin with chrome mixer tap. Bidet, bath with chrome mixer tap and walk in mains fed thermostatic controlled shower. Tiled walls and vinyl tiled effect flooring. Gas central heated radiator and UPVC double glazed opaque window to rear aspect.

## Outside

Garden which is mainly laid to lawn with artificial lawn with pebbled borders incorporating bushes and shrubs. Brick walling and timber fencing to boundaries. Access to rear garden through a wrought iron gate. Rear garden has a stone patio seating area with steps leading down to a garden which is mainly laid to lawn with raised slate chipping borders incorporating mature bushes and shrubs. Additional stone patio area to rear garden. Timber fencing and brick walling to boundaries and side access to garage. Tandem driveway providing multiple off street vehicle parking leading to a detached garage with an up and over door.

## Property Particulars D1