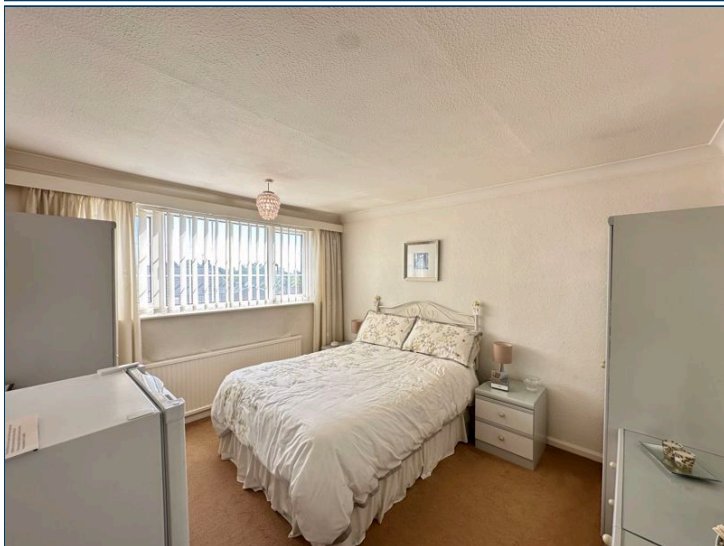


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

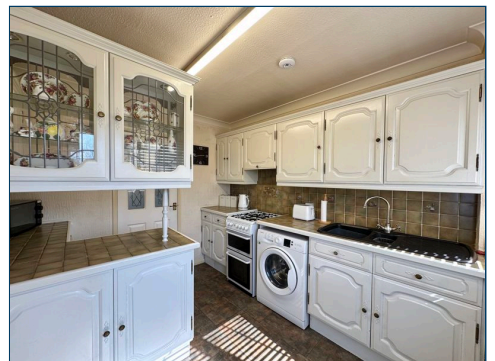
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2 Alamo House, Pontefract, West Yorkshire WF8 1BN

t: 01977 233124 f: e: sales-pontefract@enfields.co.uk www.enfields.co.uk

The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Conveyancer or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.

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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.

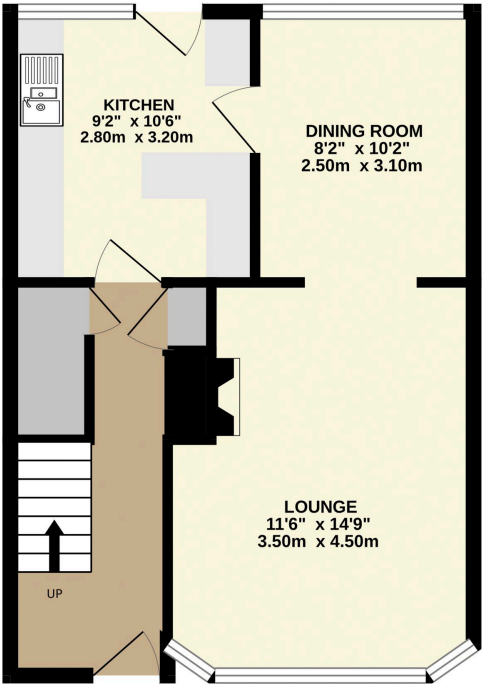
In need of some updating and ideal for a family or first time buyer this family home is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village both of which have a vast range of shops, cafes and restaurants. Easy access is also available to 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.

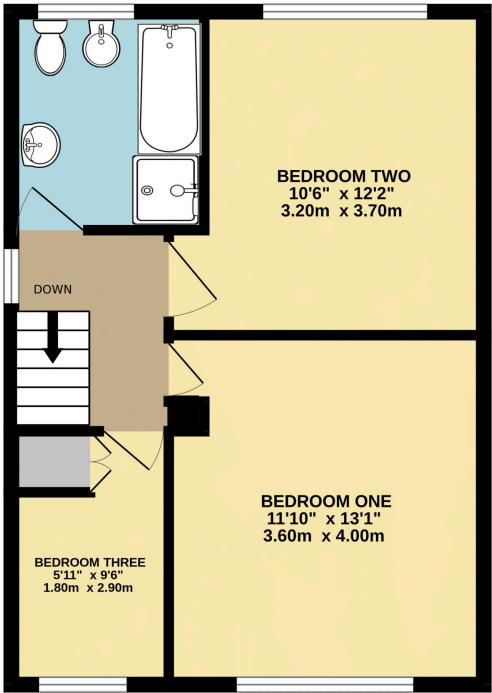
The property also benefits from having good sized gardens to the front and rear including patio/seating areas that are ideal for outside entertaining. Multiple off street parking is provided by means of a tandem driveway and detached garage. Available with no onward chain an internal viewing is highly 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

GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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.
Made with Metropix ©2025

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 affect 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 affect 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