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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(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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Castlegate Drive, Pontefract, WF8 4RE Two Bedroom Detached Bungalow, **£215,000**

No Onward Chain : In Need of Some Modernisation : Large Lounge, Dining Kitchen and Conservatory : Double Bedrooms Throughout : Gardens to Front and Rear : Open Countryside Views : Driveway and Detached Garage : Close to Local Amenities and Schools : Good Rail, Bus and Road Transport Links

PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive two bedroom detached bungalow located within a sought after area of Pontefract.

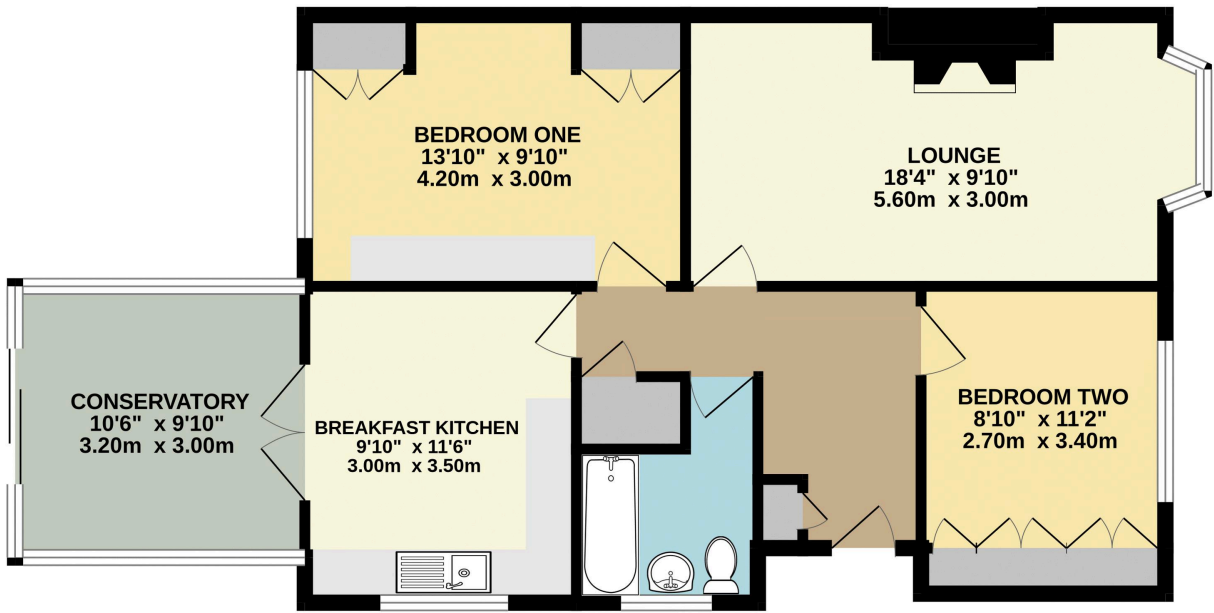
In need of some updating this property is located close to a full range of local amenities found within Pontefract including shops, supermarkets, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses and Pontefract 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 property itself comprises; reception hallway, good sized lounge, Breakfast kitchen, conservatory, two double bedrooms and house bathroom.

The property also benefits from having sunny positioned gardens to the front and rear including a patio/seating area and open countryside views. Multiple off street parking is provided by means of an expansive driveway leading onto a detached garage. Available with no onward chain an internal viewing is highly recommended to appreciate the accommodation this bungalow has to offer. Freehold: Energy Performance Rating D: Council Tax Band C. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 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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Entrance Hallway

Enter through composite door to side aspect, opaque window to side aspect, gas central heated radiator and loft access. Storage cupboard housing the boiler and doors leading into other rooms.

Lounge

9' 10" x 18' 4" (3.00m x 5.60m)

Feature gas fireplace with an archway surround and a marble hearth. Gas central heated radiator and UPVC double glazed bay window to front aspect.

Bedroom One

9' 10" x 13' 10" (3.00m x 4.20m)

Gas central heated radiator, built in wardrobes and storage and UPVC double glazed window to rear aspect.

Bedroom Two

11' 2" x 8' 10" (3.40m x 2.70m)

Gas central heated radiator, UPVC double glazed window to front aspect and built in wardrobes with storage.

House Bathroom

Three piece suite comprising of a low level W/C, pedestal handwash basin and a panelled bath with mixer tap and handheld shower head attachment. Vinyl tiled affect flooring, tiled walls, gas central heated radiator and UPVC double glazed opaque window to side aspect.

Breakfast Kitchen

11' 6" x 9' 10" (3.50m x 3.00m)

Matching high and low level storage units with laminate roll edged work surfaces and tiled splashbacks. Inset sink with draining board and mixer tap. Space and plumbing for washing machine. Integrated four ring electric hob with oven and grill beneath with extractor fan over. Gas central heated radiator, recess spotlights and UPVC double glazed window to side aspect. Double doors leading through to Conservatory.

Conservatory

9' 10" x 10' 6" (3.00m x 3.20m)

UPVC double glazed windows to side and front aspects and sliding UPVC door leading to rear garden.

Outside

Front of the property has a garden which is mainly laid to lawn with mature bushes and shrubs to borders and timber fencing to boundaries. Steps leading down to stone patio area and main entrance. Rear garden accessed via side of property through a wrought iron gate, having a stone patio area leading to garden which is mainly laid to lawn having expansive countryside views. Bushes and shrubs to borders and timber fencing to boundaries. Large tandem driveway providing multiple off street vehicle parking leading to a detached garage with an up and over door.

Property Particulars D1