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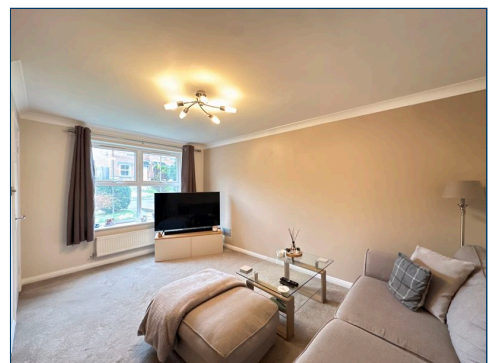
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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 Solicitor 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 the office and will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road has not been checked by the Agent and the buyer is advised to seek verification from their Legal Representative. Confirmation of these draft property particulars is currently awaited from the vendor; therefore, you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.

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The Courtyard, Pontefract, WF8 2UY Three Bedroom Semi-Detached, **£210,000**

Expansive Plot Size : Modern Presentation Throughout : Lounge and Conservatory : Open Plan Dining Kitchen : Modern Bathroom : Large Garden with Patio/Seating Areas : Multiple Off Street Parking : Sought After Cul-De-Sac Location : Close to Local Amenities and Schools

PROPERTY DETAILS

Enfields are delighted to offer for sale this modern three bedroom semi-detached situated within a sought after and popular residential area of Pontefract.

Beautifully presented throughout, this property is close to a full range of local amenities found within Pontefract including shops, supermarkets, post office, banks, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses and Pontefract park with it's 1300 acres of parkland, lakes and woodland. There is close proximity to good local schooling at both primary and secondary level. The property is also close to extensive transport links into Wakefield, Doncaster and Leeds.

The property comprises to the ground floor; reception hallway, good sized lounge, open plan dining kitchen and conservatory. To the first floor; two double bedrooms, good sized single bedroom and modern house bathroom with fitted shower.

The property further benefits from an expansive plot which provides a large garden to the rear and side, including sunny positioned patio/seating areas that are ideal for outside entertaining. Due to the size of the plot multiple off street parking is also provided by means of an expansive driveway. A viewing is highly recommended to fully appreciate the size and quality of this property. Freehold: Energy Performance Rating C: Council Tax Band C. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



TOTAL FLOOR AREA: 816 sq.ft. (75.8 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.

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Entrance Hallway

UPVC door to front aspect, laminate wood effect flooring, gas central heated radiator with radiator cover, stairs leading to first floor landing and door leading through to lounge.

Lounge

14' 9" x 10' 6" (4.5m x 3.2m)

Gas central heated radiator, UPVC double glazed window to front aspect and door leading through to Dining Kitchen.

Dining Kitchen

10' 6" x 13' 1" (3.2m x 4m)

Matching high and low level storage units with laminate wooden roll edge work surfaces over, inset ceramic sink with chrome mixer tap, brand new integrated four ring gas hob with extractor fan hood over, glass splashback and oven beneath, complimentary tiled splashbacks, space for full size fridge freezer, space and plumbing for washing machine and dishwasher, laminate wood effect flooring throughout, gas central heated radiator, useful understairs storage cupboard, UPVC double glazed window to rear aspect and UPVC double glazed sliding doors through to conservatory.

Conservatory

10' 2" x 11' 10" (3.1m x 3.6m)

Laminate wood effect flooring, UPVC double glazed window to rear and side aspect and UPVC double glazed French doors leading to rear garden.

First Floor Landing

Doors leading into other rooms, loft access and an airing cupboard.

Bedroom One

8' 2" x 13' 9" (2.5m x 4.2m)

Gas central heated radiator, UPVC double glazed windows to front aspect and built in storage cupboard.

Bedroom Two

10' 10" x 6' 7" (3.3m x 2.0m)

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

Bedroom Three

7' 3" x 7' 3" (2.2m x 2.2m)

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

House Bathroom

Three piece suite comprising of low level W/C, handwash basin mounted over vanity unit with mixer tap, pannelled bath with chrome mixer tap and thermostatic controlled shower with shower head attachment over, tiled walls to splash prone areas, tiled flooring, wall mounted gas central heated tower rail and a UPVC double glazed opaque window to side aspect.

Outside

Front of the property has a garden area which is mainly laid to lawn, with decorative hedges and pebbles as borders, a stone walkway leading to front door with a covered porch. Multiple off street parking is provided by the means of a pebbled large driveway to the front of the property, which can hold multiple cars. The rear of the property is accessed via the side of the property through a timber gate, being a large space mainly laid to lawn, timber fencing to boundaries, raised decking area and a step down to an additional stone patio area to the rear, which is ideal for seating and entertainment. Timber storage sheds and an outside tap.

Property Particulars: D1