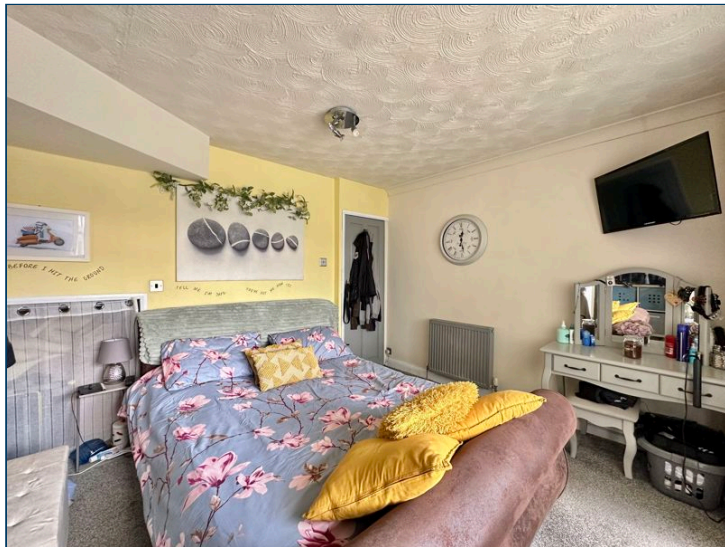


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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 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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Baghill Lane, Pontefract, WF8 2HB Three Bedroom Semi-Detached **Offers In Excess of: £220,000**

Beautifully Presented Throughout : Kitchen Through Living Room : Modern Three Piece Bathroom : Good Sized Bedrooms Throughout : Occasional Fourth Bedroom to Loft : Summer House with Office Space : Expansive Driveway, Storage Sheds and Workshop : Close to Local Amenities and Public Transport : Larger Than Expected and Viewing Highly Recommended

PROPERTY DETAILS

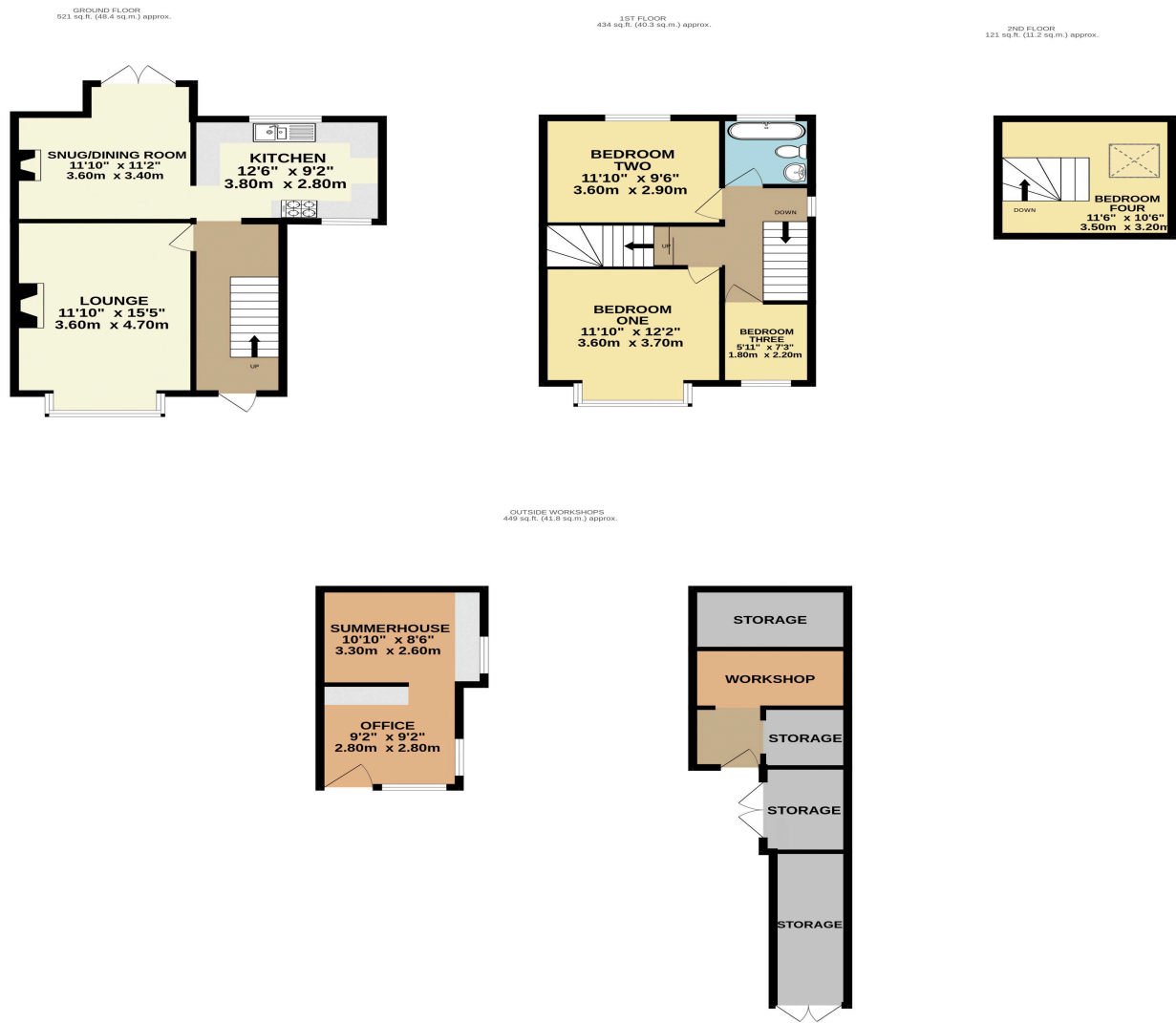
Enfields are delighted to offer for sale this three bedroom semi-detached property situated within a popular residential area of Pontefract.

Well-presented throughout, this family home 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 its 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 provides ideal family living space and comprises to the ground floor; entrance hallway, good size kitchen through living room with additional family room. To the first floor; two double bedrooms, single bedroom and a three piece house bathroom. Stairs leading to occasional room

The property also benefits from having a rear garden with a summer house and a workshop. To the front aspect, off street parking available by means of a large driveway and garage. Situated within a popular area a viewing is highly recommended to appreciate the accommodation this family home has to offer. Freehold: Energy Performance Rating C: Council Tax Band B. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



TOTAL FLOOR AREA : 1525 sq.ft. (141.7 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

Composite door with opaque glazing to front aspect, tiled flooring throughout, useful understairs storage area, contemporary style central heated radiator, stairs leading to first floor.

Lounge

15' 5" x 11' 10" (4.7m x 3.6m)

Feature inglenook style fireplace with stone hearth and solid fuel burning stove, UPVC double glazed bay windows to front aspect, laminate flooring throughout, central heated radiator.

Kitchen

9' 2" x 12' 6" (2.8m x 3.8m)

Modern matching high and low level storage units with timber effect roll edged work surfaces, complimentary splashbacks, inset one and a half ceramic sink with drainer, space for five ringed cooking range, space for american style fridge freezer, washing machine and dishwasher, breakfast bar, timber effect tiled flooring throughout, UPVC double glazed window to both front and rear aspect.

Snug/Dining Area

11' 2" x 11' 10" (3.4m x 3.6m)

Feature inglenook style fireplace with stone hearth and solid fuel burning stove, timber effect tiled flooring throughout, central heated radiator, UPVC double glazed French doors leading out to rear garden.

First Floor Landing

UPVC double glazed window to side aspect, spindled balustrade and stairs leading up to loft conversion.

Bedroom One

12' 2" x 11' 10" (3.7m x 3.6m)

UPVC double glazed bay window to front aspect, useful understairs storage area, double central heated radiator.

Bedroom Two

9' 6" x 11' 10" (2.9m x 3.6m)

UPVC double glazed window to rear aspect, built in storage shelves, central heating radiator.

Bedroom Three

7' 3" x 5' 11" (2.2m x 1.8m)

Good sized single bedroom, UPVC double glazed window to front aspect, double central heating radiator.

House Bathroom

Three piece suite comprising of roll edge period style bath, low level W/C, handwash basin mounted over vanity unit, wood effect flooring, contemporary style tiled walls throughout, chrome heated towel rail, UPVC double glazed opaque window to rear aspect.

Loft/Bedroom Four

10' 6" x 11' 6" (3.2m x 3.5m)

Converted to an occasional fourth bedroom, power and lighting, Velux window, additional storage to eaves.

Outside

Outside Rear garden with faux lawn, sunny positioned stone patio seating area, power, lighting and outside water feed. Numerous storage areas with workshop having power and lighting. In addition there is a timber clad summer house/office with heating and wifi. To the front of the property having a faux lawn with timber fencing to boundaries. Multiple off street parking is provided by means of an expansive block paved driveway, accessed via double timber gates.

Property Particulars: D1