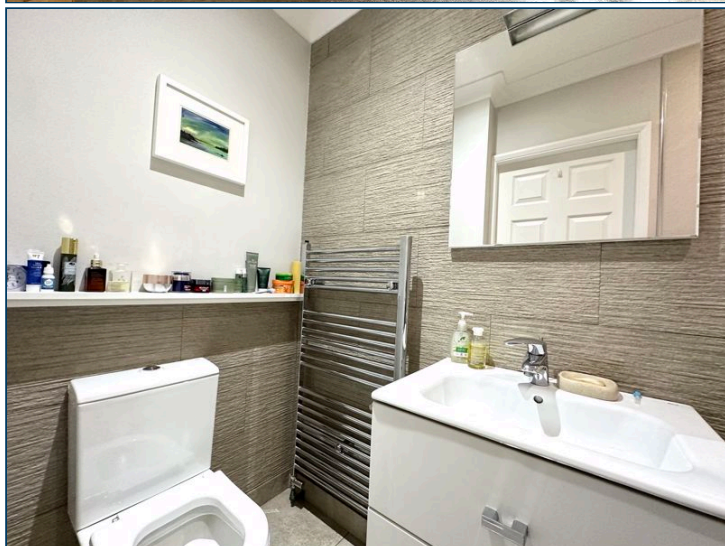


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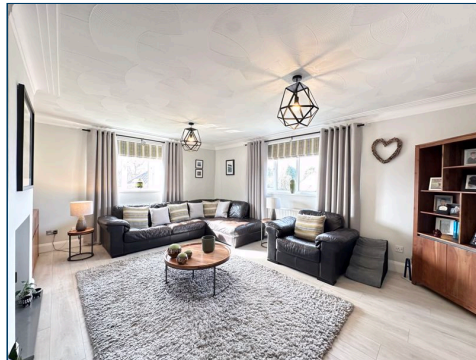


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	68	84
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.



Church Street, Brotherton, WF11 9HE Three Bedroom Semi-Detached Bungalow, **£290,000**

Expansive and Modern Presentation : Expansive Lounge : Modern Dining Kitchen : Double Bedrooms Throughout : Modern Four Piece Bathroom and En-Suite : Good Sized Garden with Patio/Seating Area : Multiple 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 impressive three bedroom, semi-detached bungalow situated within a popular residential area of Brotherton.

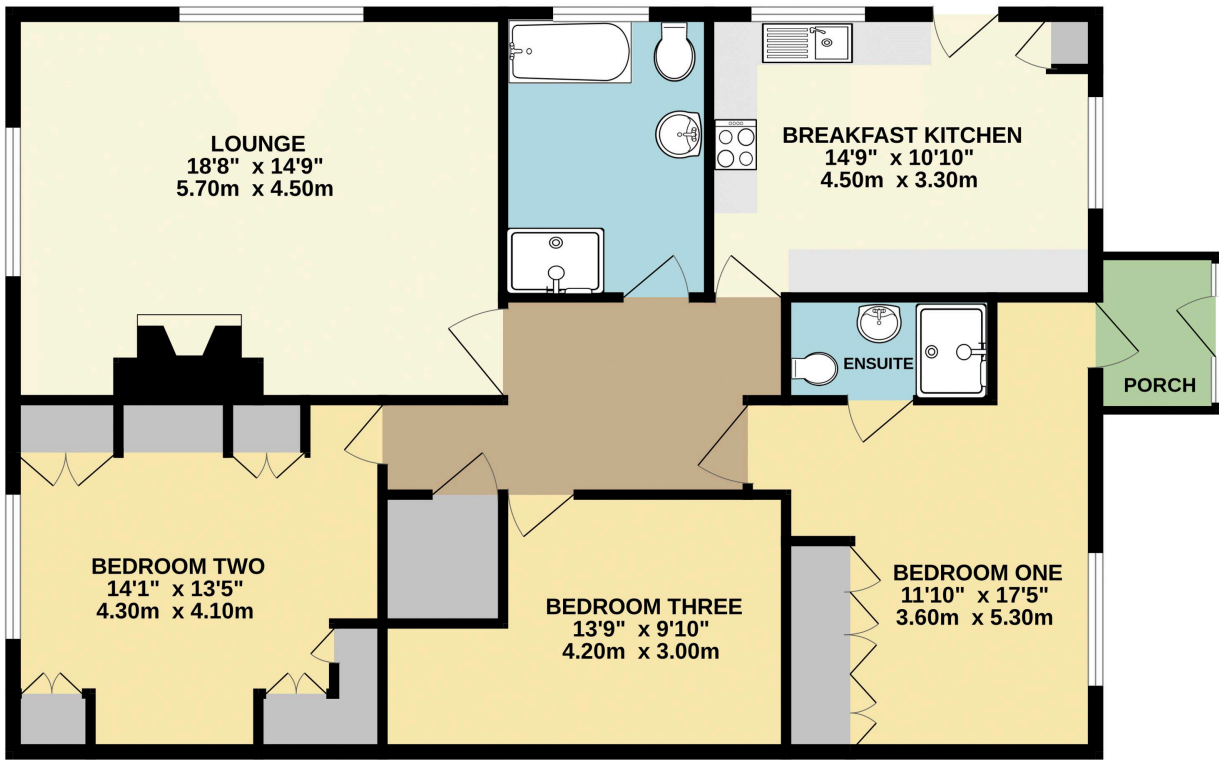
Beautifully presented throughout, this home is located close to a full range of local amenities found within surrounding villages, Pontefract town centre and Junction 32 Outlet Village both of which have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, 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, Leeds and London.

The property briefly comprises; expansive lounge, modern dining kitchen with integrated appliances, master bedroom with modern en-suite shower room, two other double bedrooms and a modern four piece family bathroom.

Located on a good sized plot the property further benefits from having a large garden to the rear with a patio/seating area that is ideal for outside entertaining. Multiple off street parking is provided by means of a large driveway. Located within a much sought after area an internal viewing is highly recommended to appreciate what this family home has to offer. Freehold: Energy Performance Rating D: Council Tax Band E. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR 1153 sq.ft. (107.1 sq.m.) approx.



TOTAL FLOOR AREA: 1153 sq.ft. (107.1 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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Breakfast Kitchen

10' 10" x 14' 9" (3.30m x 4.50m)

Enter through UPVC door with double glazed opaque stable door to side aspect. Matching high and low level storage units with laminate roll edged work surfaces and complimentary tiled splashbacks. Inset ceramic sink with drainer and chrome mixer tap. Integrated five ring gas hob with extractor fan over and oven/grill beneath. Integrated dishwasher, washing machine and fridge. Vinyl tiled affect flooring, gas central heated radiator and UPVC double glazed windows to front and side aspect. Opening through to inner hallway.

Inner Hallway

Wood affect flooring, doors leading into other rooms and a large storage cupboard with built in shelves, storage and loft access.

Bedroom One

17' 5" x 11' 10" (5.30m x 3.60m)

Wood affect flooring, gas central heated radiator, built in wardrobes, UPVC double glazed window to front aspect, door through to En-suite bathroom and door through to entrance porch.

En-Suite Bathroom

Three piece suite comprising of a low level W/C, hand wash basin mounted over vanity unit with chrome mixer tap and a walk in mains fed thermostatic controlled shower. Tiled flooring and tiled walls to splash prone areas. Wall mounted chrome gas central heated towel rail and recess spotlights.

Entrance Porch

Enter through composite door. Space for tumble dryer and full size fridge freezer.

Bedroom Two

13' 5" x 14' 1" (4.10m x 4.30m)

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

Bedroom Three

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

Wood affect flooring, gas central heated radiator and UPVC double glazed window to side aspect.

Lounge

14' 9" x 18' 8" (4.50m x 5.70m)

Wood affect flooring, gas central heated radiators and decorative coving to ceiling. Feature log burner and UPVC double glazed windows to rear and side aspects.

House Bathroom

Four piece suite comprising of a low level W/C with soft close mechanism. Hand wash basin mounted over vanity unit with mixer tap. Bath with centralised mixer tap with a handheld shower head attachment and a walk in mains fed thermostatic controlled twin shower. Vinyl tiled affect flooring, splashproof wood affect walls, wall mounted gas central heated radiator and UPVC double glazed opaque window to side aspect.

Outside

Courtyard style garden to side with a stone seating area with steps leading down to a stone patio and a garden with artificial lawn. Brick outbuilding accessed through UPVC door which is used for storage. Decorative bushes and shrubs to borders, brick walling and timber fencing to boundaries. Good sized rear garden which is mainly laid to lawn with timber fencing to boundaries. Large block paved driveway providing multiple off street vehicle parking. Outside tap.

Property Particulars D1