

enfields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	73
(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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Ashleigh Avenue, Pontefract ,WF8 2AE
Two Bedroom Bungalow with Occasional Third Bedroom
£190,000

No Onward Chain : Extended to Rear : Modern Kitchen Diner : Spacious Lounge : Good Sized Bedrooms : Modern Bathroom with Walk in Shower : Sunny Positioned Garden with Patio Seating Area : Multiple Vehicle Driveway and Detached Garage : Close to Local Schools and Amenities

PROPERTY DETAILS

Enfields are delighted to bring to market this well maintained and deceptively spacious two/three bedroom bungalow, ideally located in Pontefract.

This attractive bungalow offers a wonderful opportunity with plenty of potential to personalise or further modernise. Internally, the property comprises a generously proportioned living room, filled with natural light, providing a comfortable space for everyday living. Downstairs you will find a spacious and comfortable master bedroom as well as a second bedroom. A good sized modern bathroom serves the accommodation complete with a walk in shower. Upstairs you will find a converted loft hosting an occasional third bedroom.

To the rear, the home enjoys a large, sunny positioned garden, ideal for outdoor relaxation, gardening, or entertaining. The property also benefits from dedicated off street parking in the form of a driveway as well as a detached garage.

This bungalow 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, Leeds and London.

Early viewing is highly recommended to fully appreciate the space, setting, and potential this lovely bungalow has to offer. Freehold: Energy Performance Rating D: Council Tax Band B. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

Entrance Hallway

Doors leading to all ground floor rooms, composite door with window panels to side aspect, central heating radiator and access to dormer loft space via drop down ladders.

Dining Kitchen 8' 2" x 16' 5" (2.50m x 5.00m)

Composite door with opaque glazed window panels to side aspect, modern matching high and low levels storage units with wood effect work surfaces over and tiled splashbacks, composite sink with half sink, drainer and chrome mixer tap, space for dining table, central heating radiator, space for fridge freezer and oven, space and plumbing for washing machine, UPVC double glazed windows to rear and side aspects, wood effect vinyl flooring.

Bedroom One 10' 6" x 11' 10" (3.20m x 3.60m)

A good sized double bedroom having large UPVC double glazed window to rear aspect, central heating radiator and built-in storage drawers and wardrobes.

Lounge 10' 10" x 16' 9" (3.30m x 5.10m)

UPVC double glazed window to front aspect, central heating radiator, dado rail, modern feature fire mounted on limestone effect hearth with stone back and decorative wood panelling above.

Shower Room 5' 3" x 6' 3" (1.60m x 1.90m)

A modern three piece suite comprising of low level W/C, hand wash basin mounted over vanity unit and large walk-in shower with marble effect splashback and sliding door, extractor fan, UPVC double glazed opaque window to side aspect, modern tiling to walls, heated towel rail/radiator and vinyl flooring.

Bedroom Two 8' 2" x 8' 2" (2.50m x 2.50m)

UPVC double glazed window to front aspect, central heating radiator and built-in storage cupboard.

Loft Space

Landing area having UPVC double glazed window to side aspect, wall-mounted Worcester Bosch boiler, access to eaves storage, opening leading through into occasional room which is a large room having UPVC double glazed window to rear aspect, access to large eaves storage area and central heating radiator.

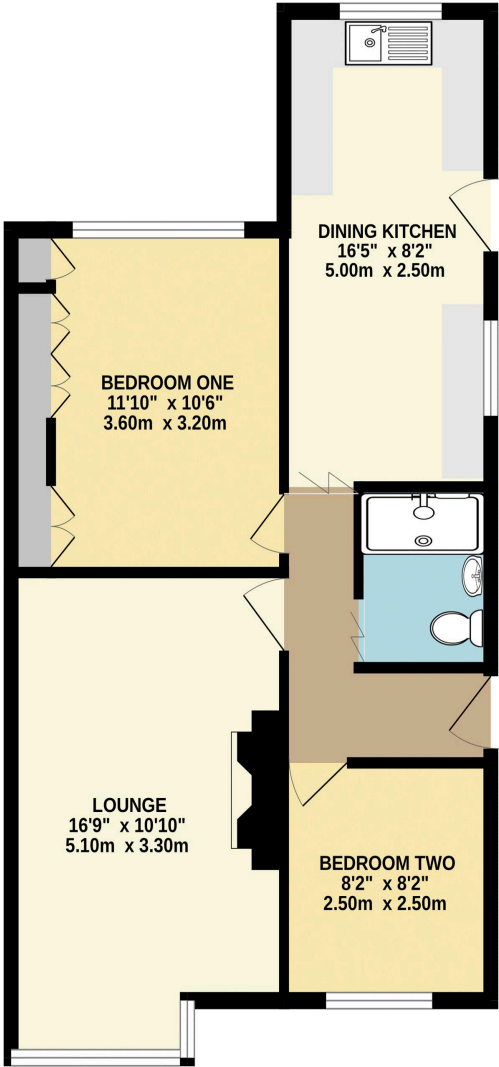
Outside

Front garden is of low maintenance with shale area and stone patio walkway, mature borders incorporating flowers and shrubs, timber fencing and stone wall to boundaries. Rear garden is a lovely courtyard style having a small stone patio/seating area, a further raised decorative patio area covered with a pergola incorporating feature wisteria, mature borders incorporating flower and shrubs, shale borders, raised vegetable bed and timber fencing to boundaries. Multiple off-street parking is accessed via wrought iron gate to the front leading onto an expansive tandem driveway and access to a good-sized garage. Garage having up and over door, power, lighting with window and pedestrian door to side aspect.

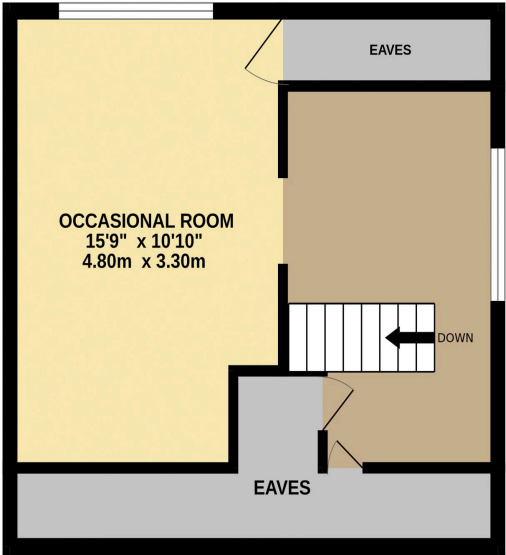
Property Particulars D1

FLOOR PLANS

GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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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