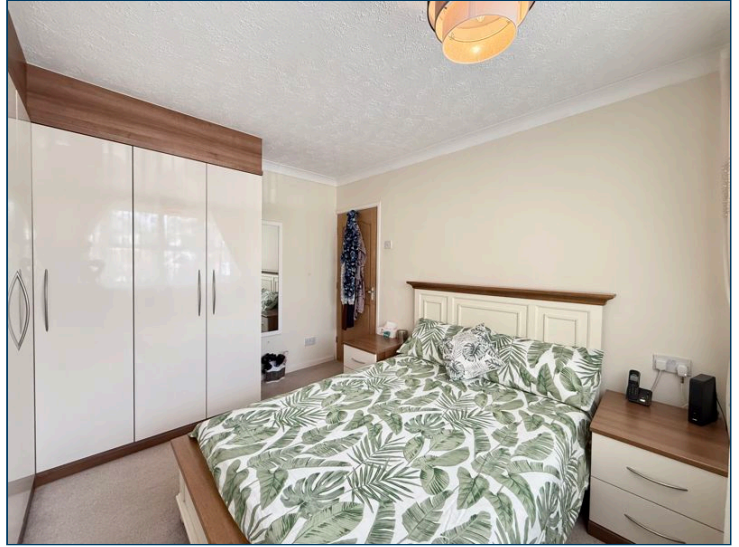


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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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Eastfield Drive, Pontefract, WF8 2EZ Four Bedroom Semi Detached **£250,000**

Extended To Side and Rear : Open Plan Spacious Kitchen Dining Room : Utility Room and Downstairs W/C : Four Good Sized Bedroom Plus Occasional 5th Bedroom Loft Conversion : Four Piece Family Bathroom : Expansive Garden with Patio Seating Area and Outbuilding with Power : Integral Garage with Potential For Conversion Subject to Planning : Ample Off Street Parking : Sought After Location Close To Local Amenities, Schools and Transport Links

PROPERTY DETAILS

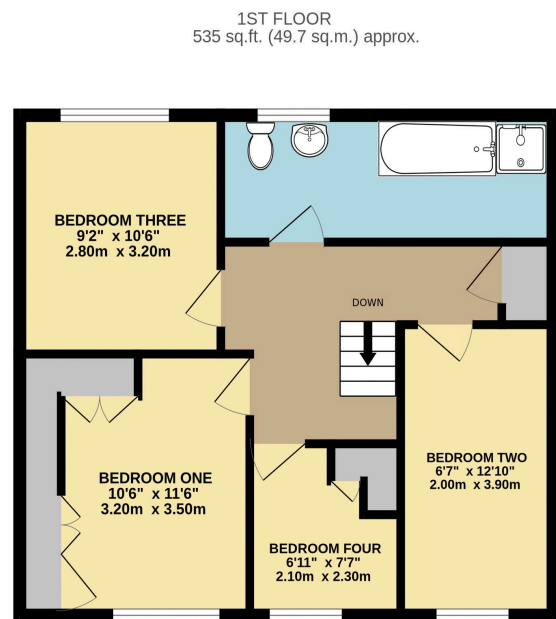
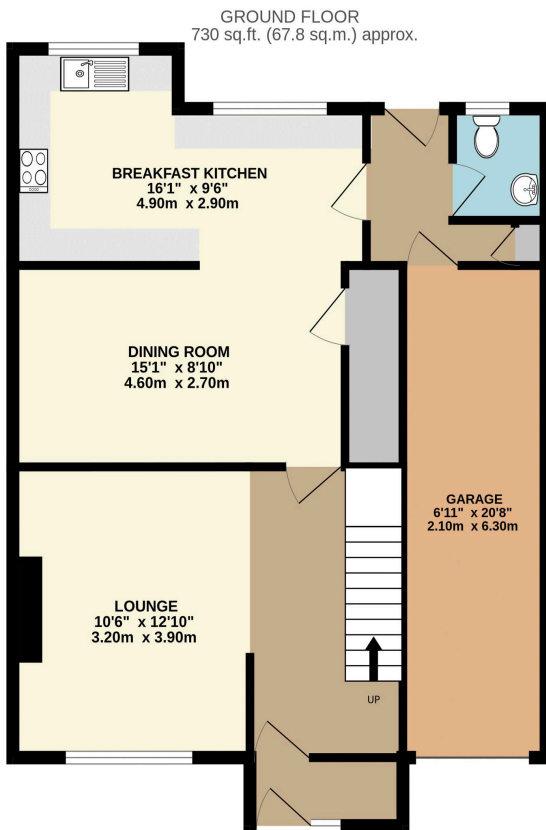
Enfields are delighted to offer for sale this well presented four bedroom semi-detached family home, situated in a sought after residential area of Pontefract. Spacious and versatile throughout, the property offers a modern standard of living with additional loft space, making it ideal for growing families or first time buyers.

The accommodation briefly comprises; a welcoming lounge with a feature fireplace and contemporary decor, a bright and open dining area leading seamlessly into the modern fitted kitchen with breakfast bar seating, and a convenient utility room with downstairs WC. To the first floor, there are three generously sized bedrooms served by a stylish four piece family bathroom. The property also benefits from a converted loft space, offering fantastic potential for a home office, playroom, or additional storage.

Externally, the property boasts an expansive rear garden with both patio and lawn areas, ideal for family life and outdoor entertaining. To the front, there is ample off street parking plus storage space in the garage.

This property 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. 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 : 1265 sq.ft. (117.6 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.
Made with Metropix ©2025

Entrance Porch

Enter through composite door with double glazed opaque window panels to front aspect. Laminate wood effect flooring, recess spotlights and UPVC double glazed opaque window. Composite door leading to inner hallway.

Lounge

12' 10" x 10' 6" (3.90m x 3.20m)

Feature gas fireplace with Adams style surround. UPVC double glazed window to front aspect. Gas central heated radiator and stairs leading to first floor landing. Door leading through to dining room.

Dining Room

8' 10" x 15' 1" (2.70m x 4.60m)

Gas central heated radiator, vinyl wood effect flooring and useful large storage cupboard.

Breakfast Kitchen

9' 6" x 16' 1" (2.90m x 4.90m)

Matching high and low level storage units with laminate roll edged granite effect work surfaces and matching splashbacks. Inset stainless steel sink and draining board with chrome mixer tap. Integrated six ring gas hob with oven/grill beneath and extractor fan over. Integrated dishwasher and full size fridge freezer. UPVC double glazed windows to rear aspect. Serving window through to dining area. Door through to rear entrance. Space and plumbing for washing machine.

Rear Entrance Hall

Enter through composite door with double glazed window panel to rear aspect. Vinyl wood effect flooring. Space for tumble dryer, recess spotlights and door down to downstairs W/C. Door to attached garage.

Downstairs W/C

Two piece suite comprising of a low level W/C and a pedestal handwash basin with chrome mixer tap and tiled splashback. Vinyl wood effect flooring. Recess spotlights and UPVC double glazed opaque window to rear aspect. Wall mounted chrome gas central heated towel rail.

First Floor Landing

Gas central heated radiator, doors leading into other rooms and loft access. Useful storage cupboard. Loft being a spacious room and having a gas central heated radiator, power/lighting and Velux window to rear aspect.

Bedroom One

11' 6" x 10' 6" (3.50m x 3.20m)

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

Bedroom Two

12' 10" x 6' 7" (3.90m x 2.00m)

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

Bedroom Three

10' 6" x 9' 2" (3.20m x 2.80m)

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

Bedroom Four

7' 7" x 6' 11" (2.30m x 2.10m)

Gas central heated radiator and UPVC double glazed window to front aspect. Recess spotlights and built in wardrobes.

House Bathroom

5' 7" x 15' 2" (1.70m x 4.60m)

Four piece suite comprising of a low level W/C, pedestal handwash basin with chrome taps and tiled splash back. Pannelled bath with central chrome mixer tap and handheld showerhead attachment over. Walk in mains fed thermostatic controlled shower with tiled walls. Vinyl tiled effect flooring and gas central heated towel rail. Gas central heated radiator. Recess spotlights and UPVC double glazed opaque window to rear aspect.

Outside

Front of the property provides multiple off street vehicle parking by means of a tarmacked double driveway. Brick walling and timber fencing to boundaries. Access to attached garage. Garage with an up and over door with power and lighting. Rear garden has a stone patio area (Ideal for seating) Leading to a garden which is mainly laid to lawn with bushes and shrubs to border. Stone walkway leading to a raised pebbled area with a feature pond with well-maintained greenery. Timber large work shed with power and lighting.

Property Particulars D1

