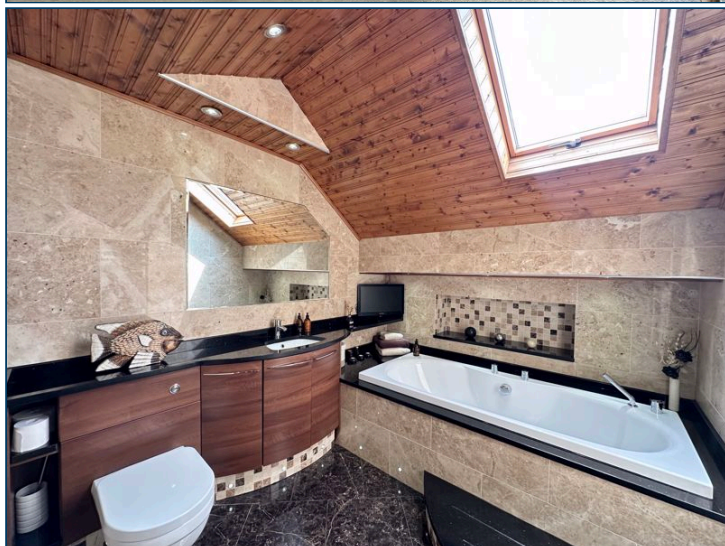


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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



Ferrybridge Road, Pontefract, WF8 2PG Three Bedroom Detached **Offers in Excess of £325,000**

**No Chain : Spacious Lounge Through Dining Room : Large Breakfast Kitchen :
Good Sized Bedrooms : Modern Family Bathroom : Separate Shower Room :
Sunny Positioned Enclosed Rear Garden : Multiple Off Street Parking with
Detached Garage : Close to Local Schools and Amenities**

PROPERTY DETAILS

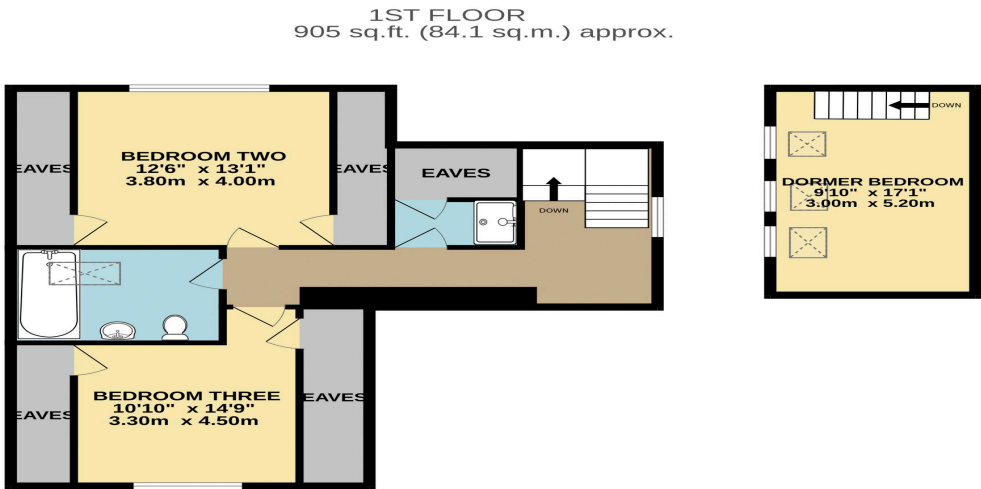
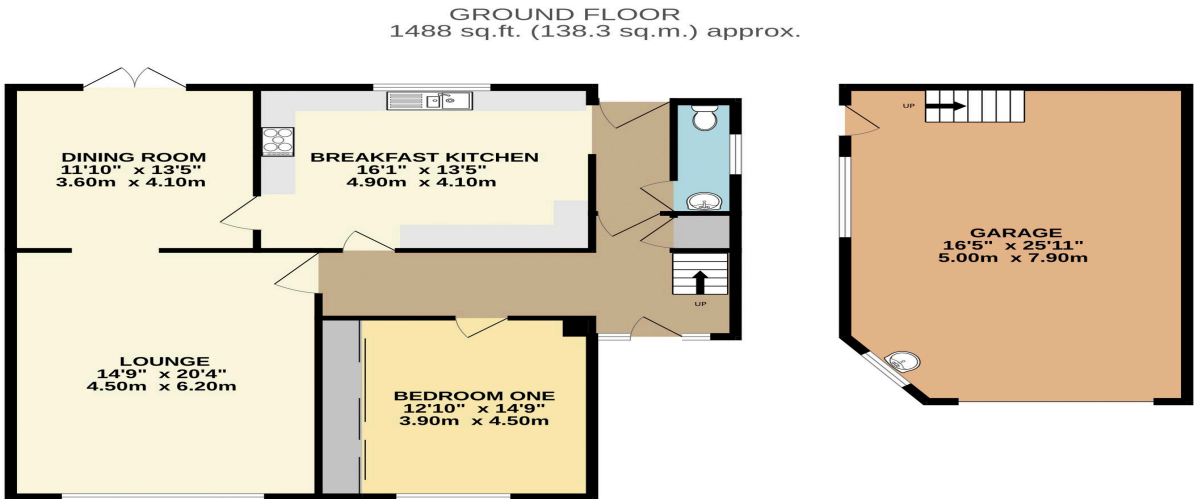
Enfields are delighted to offer for sale this three bedroom detached property situated within an highly sought after residential area of Pontefract.

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 and comprises to the ground floor; entrance hallway, open plan lounge through diner, breakfast kitchen, a double bedroom and downstairs W/C. To the first floor; two double bedrooms, a house bathroom and a separate shower room.

Positioned on a good sized plot the property benefits from having a good sized garden to the rear with sunny positioned patio/seating area. Impressive internal space spanning over 2000 sq ft. Multiple off street parking is provided by means of a driveway. 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 D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



TOTAL FLOOR AREA : 2393 sq.ft. (222.3 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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Entrance Hallway

Enter through composite door to front aspect. UPVC double glazed opaque windows to front aspect. Laminate wood effect flooring and gas central heated radiator. Stairs leading to first floor landing with understairs storage cupboard and doors leading into other rooms.

Rear Entrance Hall

Enter through UPVC door with double glazed opaque window panel to rear aspect. Tiled floor and walls. Door through to downstairs W/C and opening through to breakfast kitchen.

Downstairs W/C

Two piece suite comprising of a low level W/C with soft close mechanism. Pedestal handwash basin with chrome taps. Gas central heated radiator and vinyl wood effect flooring. Tiled walls and UPVC double glazed opaque window to side aspect.

Breakfast Kitchen

13' 5" x 16' 1" (4.10m x 4.90m)

Having matching high and low level storage units with laminate roll edged granite effect work surfaces and matching splashbacks. Inset one and a half sink and draining board with chrome mixer tap. Five ring gas range master cooking range with double oven/grill and extractor fan over. Space for full size American fridge freezer. Space and plumbing for washing machine and tumble dryer. Kitchen island having low level storage units and space for seating. Tiled flooring throughout, gas central heated radiator and UPVC double glazed window to rear aspect. Door leading through to dining room.

Dining Room

13' 5" x 11' 10" (4.10m x 3.60m)

Gas central heated radiator and laminate tiled effect flooring. UPVC double glazed French doors leading to rear garden. Opening through to lounge.

Lounge

20' 4" x 14' 9" (6.20m x 4.50m)

Feature gas fireplace with Adams style surround and a marble back and hearth (Not in Use) Gas central heated radiator and UPVC double glazed window to front aspect. Decorative ceiling rose.

Bedroom One

14' 9" x 12' 10" (4.50m x 3.90m)

Gas central heated radiator and UPVC double glazed window to front aspect. Built in wardrobes with mirrored sliding doors.

First Floor Landing

UPVC double glazed window to side aspect, recess spotlights and gas central heated radiator. Doors leading into other rooms.

Bedroom Two

13' 1" x 12' 6" (4.00m x 3.80m)

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

Bedroom Three

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

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

Shower Room

Mains fed thermostatic controlled walk in shower. Tiled wood effect flooring, tiled walls and wall mounted chrome gas central heated towel rail. Recess spotlights, loft access and under eaves storage.

House Bathroom

7' 10" x 10' 2" (2.40m x 3.10m)

Three piece suite comprising of a low level W/C with soft close mechanism and a hidden cistern. Handwash basin mounted over vanity unit with chrome mixer tap and a granite square edged countertop and matching splashbacks. Granite step leading up to a large bath with a chrome central mixer tap and extendable mains fed thermostatic controlled showerhead. Recessed shelf with tiled walls and a granite ledge. Tiled flooring with glass finish, marble tiled walls and recess spotlights. Wall mounted chrome gas central heated towel rail. UPVC double glazed Velux window.

Outside

Front of the property has a garden area which is mainly laid to lawn with brick walling and hedging to boundaries. Stone steps leading up to a covered front porch. Rear garden is accessed via side of property through a wrought iron gate. Stone patio leading to a pebbled seating area and a garden which is mainly laid to lawn. Timber fencing to side boundary and an immaculately landscaped brick wall to rear boundary with a water feature. Access to garage and outside tap. Large driveway providing multiple off street vehicle parking accessed via double wrought iron gates, leading to a detached garage. Garage having an electric door, power/lighting and UPVC double glazed windows to front and side aspect. Tiled flooring, gas central heated radiator and a wall mounted handwash basin with chrome taps. Stairs leading to a dormer bedroom with gas central heated radiators, recess spotlights and wood effect flooring. Glass opaque windows to side aspect and UPVC double glazed Velux windows.

Property Particulars D1