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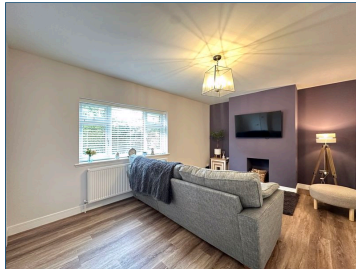
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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.

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Harewood Avenue, Pontefract, WF8 2ER

Three Bedroom End Terrace

Offers In Excess Of £190,000

**Presented to a High Standard Throughout Ready To Move In : Spacious Lounge
Decorated in Modern Tones : Modern Kitchen with Utility Area : Downstairs
W/C : Double Bedrooms Throughout : Stylish Family Bathroom with Walk In
Shower : Gated Driveway Providing Off Street Parking : Generous Rear Garden
with Raised Patio Area and Lawn : Popular Residential Location Close to
Schools, Shops and Transport Links**



PROPERTY DETAILS

Enfields are delighted to offer for sale this beautifully finished three bedroom end terrace, offering spacious accommodation, modern interiors, and generous gardens in a popular residential location. This impressive home has been thoughtfully updated and is ready to move straight into, making it an ideal purchase for first time buyers, young families, or those seeking stylish and practical living.

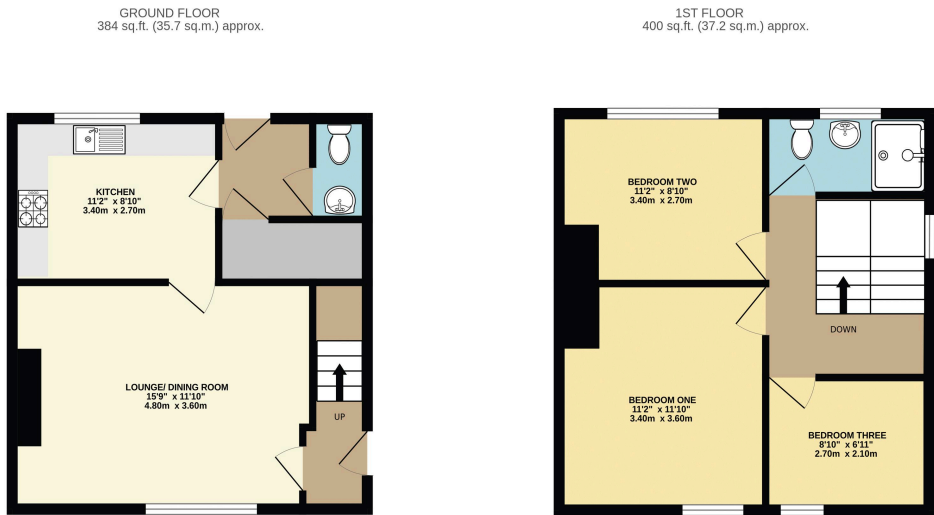
The ground floor comprises; a welcoming entrance hall, a generous lounge decorated in contemporary tones, a modern fitted kitchen with integrated oven, hob and extractor, complemented by ample worktop and cupboard space. A useful utility area and downstairs WC add to the home's convenience. To the first floor, a central landing leads to three well proportioned bedrooms, including a large master bedroom, all presented with neutral decor and plenty of natural light. The family bathroom is fitted with a sleek three piece suite including a spacious walk in shower, wash basin and WC.

Externally, the property sits on a generous corner plot with a gated driveway to the front providing off street parking. To the rear, a substantial garden enjoys both a raised patio terrace for outdoor dining and entertaining, and a good sized lawn, ideal for children to play or for those who enjoy gardening.

This property is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village, including shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford local golf courses, 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 and Leeds.

Available with no onward chain. Freehold: Energy Performance Rating E: Council Tax Band A. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



TOTAL FLOOR AREA : 784 sq.ft. (72.9 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 side aspect, wood effect flooring and stairs leading to first floor landing. Door leading through to lounge/dining room.

Lounge

11' 10" x 15' 9" (3.60m x 4.80m)

Laminate wood effect flooring and UPVC double glazed window to front aspect. Door leading through to kitchen.

Kitchen

8' 10" x 11' 2" (2.70m x 3.40m)

Matching high and low level storage units with laminate roll edged work surfaces over with matching splashbacks. Inset stainless steel one and a half sink with draining board and chrome mixer tap. Four ring gas hob with extractor fan over and oven/grill beneath. Space and plumbing for washing machine and space for full size fridge freezer. Laminate wood effect flooring. Wall mounted gas central heated radiator. Door through to rear entrance.

Rear Entrance

Enter through composite door to rear aspect. Laminate wood effect flooring and door through to W/C. Door through to understairs storage cupboard.

W/C

Two piece suite comprising of a low level W/C. Handwash basin mounted over vanity unit with chrome mixer tap. Gas central heated radiator and UPVC double glazed opaque window to side aspect. Wood effect flooring.

First Floor Landing

UPVC double glazed window to side aspect and doors leading into other rooms. Loft access.

Bedroom One

11' 10" x 11' 2" (3.60m x 3.40m)

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

Bedroom Two

8' 10" x 11' 2" (2.70m x 3.40m)

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

Bedroom Three

6' 11" x 8' 10" (2.10m x 2.70m)

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

House Bathroom

4' 3" x 8' 10" (1.30m x 2.70m)

Three piece suite comprising of a low level W/C with hidden cistern. Handwash basin mounted over vanity unit with chrome mixer tap. Walk in mains fed thermostatic controlled shower. Waterproof walls throughout. Vinyl flooring. Wall mounted chrome gas central heated towel rail. UPVC double glazed opaque window to rear aspect.

Outside

Front of the property has a garden area which is mainly laid to lawn with bushes and shrubs to borders. Brick walling and wrought iron fencing to boundaries. Rear garden accessed via side of property with a raised stone patio area and outside tap. Wrought iron fencing to boundaries. Steps leading down to a garden which is mainly laid to lawn with timber fencing to rear boundary. Brick walling and timber fencing to side boundary. Trees to borders. A pebbled driveway providing multiple off street vehicle parking accessed via double wrought iron gate.

Property Particulars D1