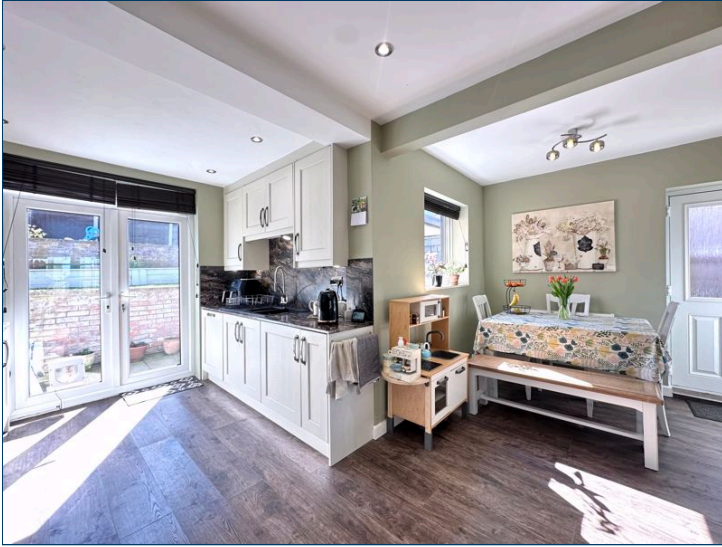


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

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Springfield Avenue, Pontefract, WF8 2EB Three Bedroom Semi-Detached, **Offers in Excess of £190,000**

Extended and Modern Presentation Throughout : Occasional Fourth Bedroom/Playroom to Loft : Open Plan Dining Kitchen : Good Sized Lounge : Modern Bathroom with Shower : Sunny Positioned Garden with Patio and Decking Area : Multiple Off Street Parking and Garage : Close to Local Amenities and Schools : Good Rail, Bus and Road Transport Links

PROPERTY DETAILS

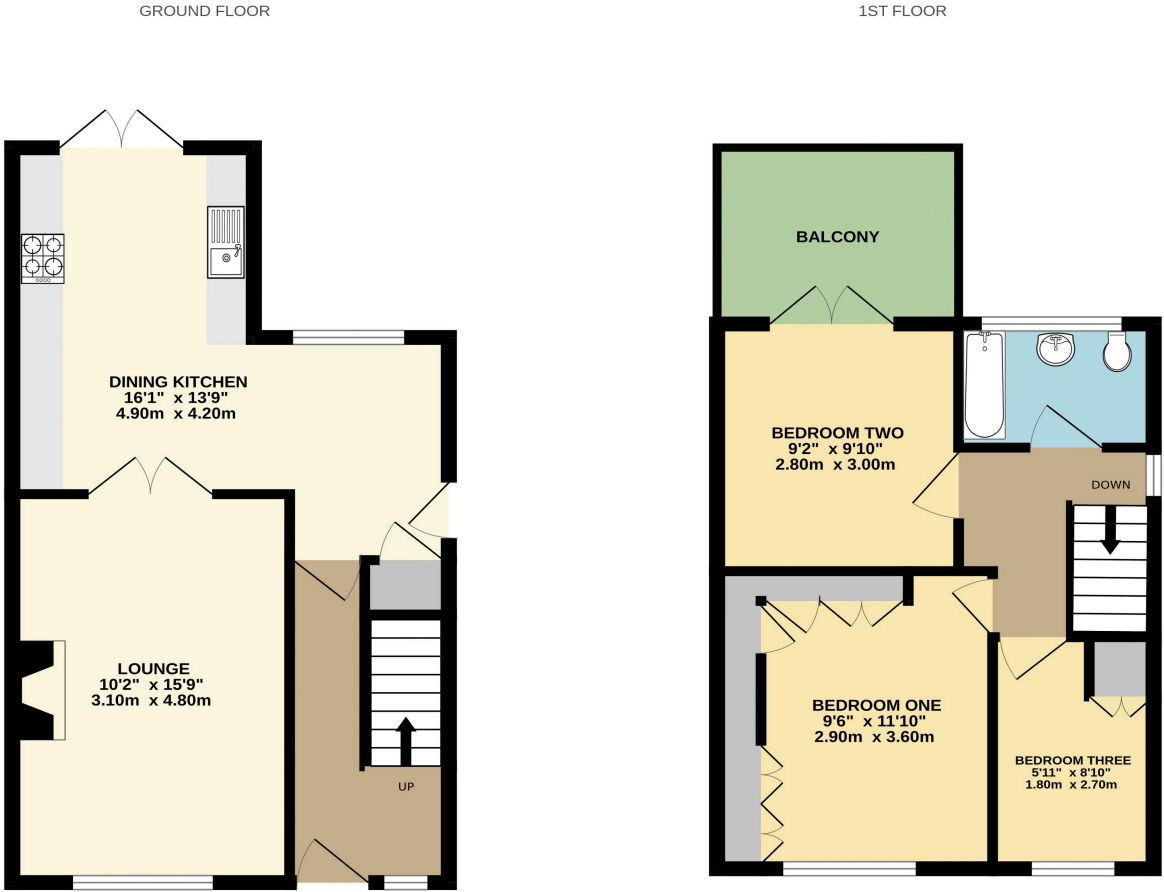
Enfields are delighted to offer for sale this three-bedroom semi-detached property situated within a much sought after residential area of Pontefract.

With modern presentation throughout, this family home 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 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 and Leeds.

The accommodation briefly comprises to the ground floor; reception hallway, good size lounge and extended open plan modern dining kitchen. To the first floor; two double bedrooms, single bedroom and modern house bathroom with shower. An additional feature to this property is a loft room previously used as an occasional fourth bedroom and accessed by a drop-down ladder.

The property further benefits from having garden to the front and rear which include both patio and decking areas that are ideal for outside entertaining. Multiple off-street parking is provided for by means if a driveway and garage. An internal viewing is highly recommended to appreciate the accommodation this family home has to offer. Freehold: Energy Performance Rating D: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



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 with double glazed opaque window panel to front aspect. LVT wood effect flooring. Gas central heated radiator, built in storage cupboard, door through to dining kitchen and stairs to first floor landing.

Dining Kitchen

13' 9" x 16' 1" (4.20m x 4.90m)

Matching high and low level storage units with laminate granite effect work surfaces and matching splashbacks. Inset one and a half sink with draining board and chrome mixer tap. Integrated five ring gas hob with extractor fan hood over. Integrated oven, grill, microwave, full size fridge freezer and dishwasher. LVT wood effect flooring and recess spotlights. UPVC double glazed French doors leading to rear garden. French doors leading through to lounge. Opening through to dining area.

Dining Area

LVT wood effect flooring, gas central heated radiator and UPVC double glazed window to rear aspect. Useful understairs storage cupboard and composite door with double glazed window panel to side aspect.

Lounge

15' 9" x 10' 2" (4.80m x 3.10m)

Feature log burner with a marble hearth. Gas central heated radiator and UPVC double glazed window to front aspect.

First Floor Landing

Doors leading into other rooms, loft access and UPVC double glazed window to side aspect. Gas central heated radiator.

Bedroom One

11' 10" x 9' 6" (3.60m x 2.90m)

Gas central heated radiator, UPVC double glazed window to front aspect, built in wardrobes/storage and recess spotlights.

Bedroom Two

9' 10" x 9' 2" (3.00m x 2.80m)

Laminate wood effect flooring. Gas central heated radiator and UPVC double glazed French doors leading to balcony.

Bedroom Three

8' 10" x 5' 11" (2.70m x 1.80m)

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

House Bathroom

Three piece suite comprising of a low level W/C with soft close mechanism and hidden cistern. Handwash basin mounted over vanity unit with chrome mixer tap. Panelled bath with chrome mixer tap and mains fed thermostatic controlled shower over. Laminate tiled effect flooring tiled half walls and wall mounted chrome gas central heated towel rail. Recess spotlights. UPVC double glazed opaque window to rear aspect.

Outside

Front of the property has a maintained garden which is mainly laid to lawn with bushes and shrubs to borders. Brick walling and timber fencing to boundaries. Stone steps leading up to front door. Rear garden is accessed via side of property through a timber gate. Three tiered garden. Lower tier having a stone patio area and outside tap. Steps leading to middle tier with a stone seating area and a garden which is mainly laid to lawn. Upper Tier having a garden which is mainly laid to lawn with bushes and shrubs to borders and a stone patio seating area with timber pergola with outside power. Timber fencing to boundaries. Large block paved tandem driveway providing multiple off street vehicle parking leading to a detached garage with stable doors. Power and lighting.

Property Particulars D1