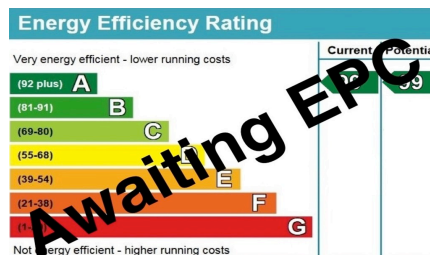


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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Conveyancer or Surveyor. Items shown in photographs are not necessarily 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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Elizabeth Drive, Knottingley, WF11 8PD Three Bedroom Semi-Detached **Offers in Excess of £250,000**

Expansive Garden Approximately 0.2 Acre : No Onward Chain : In Need of Modernisation : Lounge, Sunroom, and Conservatory : Open Plan Dining Kitchen : Large Four Piece House Bathroom : Multiple Off Street Parking : Close to Local Amenities and Schools : Good Rail, Bus and Road Transport Links

PROPERTY DETAILS

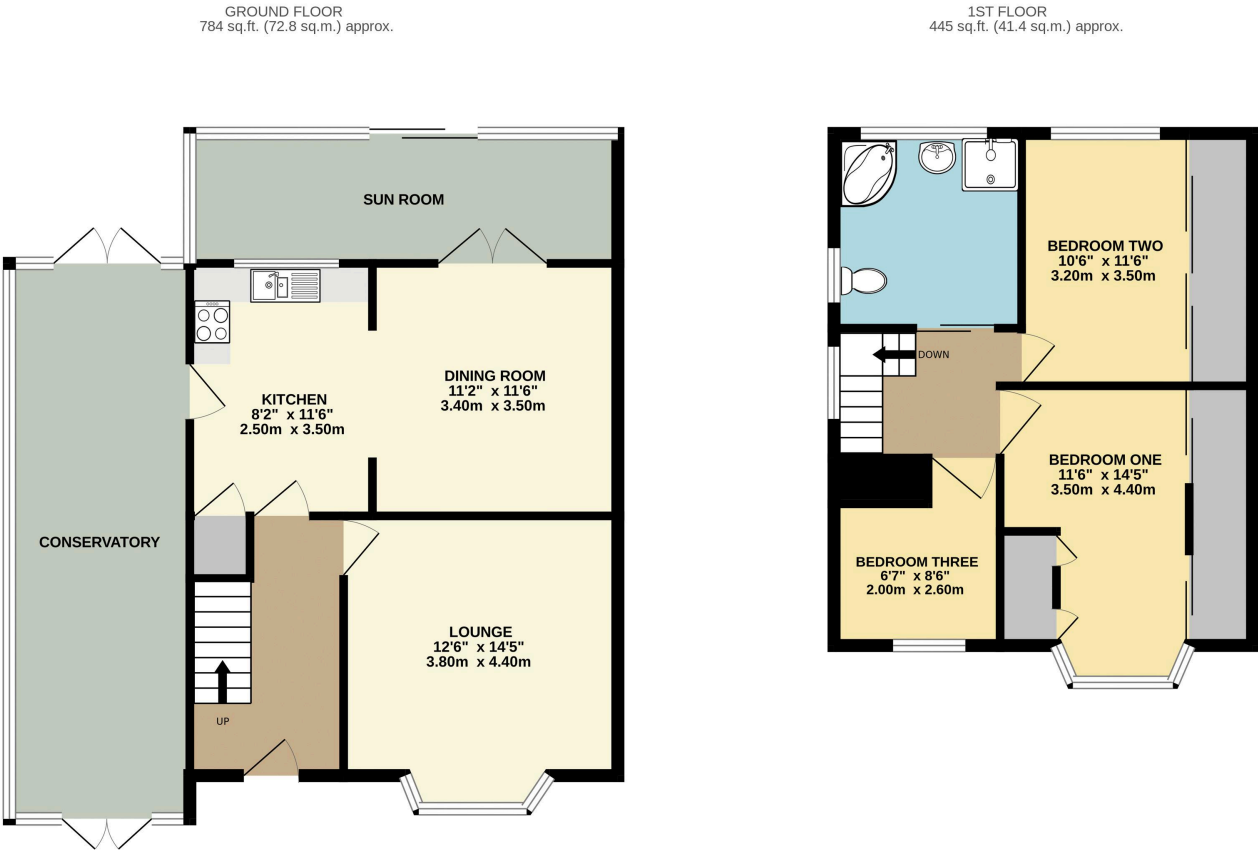
Enfields are delighted to offer for sale this three bedroom semi-detached property situated within a sought after residential area of Knottingley.

In need of modernisation, this family home is close to a full range of local amenities found within Knottingley, Pontefract and Junction 32 Outlet Village 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, 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 briefly comprises to the ground floor; entrance hallway, lounge, open plan dining kitchen, sunroom and conservatory. To the first floor; two double bedrooms, good sized single bedroom and a four piece house bathroom with walk-in shower.

The property also benefits from having an expansive garden that is approximately 0.2 of an acre and includes sunny positioned patio/seating areas that are ideal for outside entertaining. Multiple off-street parking is also provided by an expansive driveway. A viewing is a must to fully appreciate what this home has to offer both internally and externally. Freehold: Energy Performance Rating TBC: Council Tax Band B. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



TOTAL FLOOR AREA : 1229 sq.ft. (114.2 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 UPVC door with double glazed opaque window panel to front aspect. Laminate wood affect flooring. Gas central heated radiator. Doors leading into other rooms and stairs leading to first floor landing.

Lounge

14' 5" x 12' 6" (4.40m x 3.80m)

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

Kitchen

11' 6" x 8' 2" (3.50m x 2.50m)

Matching high and low level storage units with laminate roll edged work surfaces and tiled splashbacks. Inset stainless steel one and a half sink with draining board and chrome mixer tap. Integrated four ring electric hob with oven/grill beneath and extractor fan over. UPVC double glazed windows to rear and side aspect. Useful understairs storage cupboard and gas central heated radiator. Vinyl wood affect flooring. Door through to conservatory. Opening through to dining area.

Dining Room

11' 6" x 11' 2" (3.50m x 3.40m)

Vinyl wood affect flooring throughout. Gas central heated radiator. Double doors through to sunroom.

Sunroom

Tiled flooring throughout and gas central heated radiator. UPVC double glazed windows to rear and side aspects. UPVC double glazed sliding doors leading to rear garden.

Conservatory

Tiled flooring and UPVC double glazed windows to front, side and rear aspect. UPVC French doors to front and rear aspects. Space and plumbing for washing machine, tumble dryer and fridge freezer.

First Floor Landing

UPVC double glazed opaque window to side aspect. Doors leading into other rooms.

Bedroom One

14' 5" x 11' 6" (4.40m x 3.50m)

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

Bedroom Two

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

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

Bedroom Three

8' 6" x 6' 7" (2.60m x 2.00m)

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

House Bathroom

8' 10" x 8' 6" (2.70m x 2.60m)

Three piece suite comprising of a low level W/C. Corner bath with mixer tap and handheld shower attachment over. Handwash basin mounted over vanity unit and a walk in mains fed thermostatic controlled shower. Laminate wood affect flooring. Tiled half walls and UPVC double glazed windows to side and rear aspects. Gas central heated towel rail.

Outside

Front of the property has a block paved double driveway with brick walls and timber fencing to boundaries. Rear garden accessed via side of property through a timber gate. Rear of the property having a raised decked seating area with timber balustrade and steps leading down to a large stone patio area ideal for seating. Large garden which is mainly laid to lawn with a multitude of bushes, shrubs and trees to borders. Timber shed for storage and timber fencing to boundaries.

Property Particluars D1