



2 Bed
House - Terraced
located in
Pontefract

Offers In Excess Of
£180,000



enfields

Banks Avenue
Pontefract
WF8 4DR



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2



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Entrance Hallway

Enter through UPVC door with double glazed opaque window panel to front aspect. Gas central heated radiator, laminate wood effect flooring, period decorative ceiling coving, rose and archway. Window through to lounge, door through to dining room and stairs leading to first floor landing.

Dining Room

13'5" x 11'6"

Gas central heated radiator, UPVC double glazed window to rear aspect and picture railing to wall. Double doors leading through to lounge and door leading through to kitchen. Useful understairs storage cupboard.

Lounge

11'2" x 11'6"

Feature gas fireplace with Adams style surround with marble back and hearth. Gas central heated radiator. UPVC double glazed bay windows to front aspect. Decorative ceiling coving and rose.

Kitchen

10'6" x 5'11"

Matching high and low level storage units with laminate roll edged work surfaces and complimentary tiled splashbacks. Inset one and a half sink and draining board. Integrated four ring gas hob with oven and grill beneath with extractor fan and stainless steel splashback. Space for full size fridge freezer, vinyl wood effect flooring and UPVC double glazed window to side aspect. UPVC door with double glazed opaque window panels leading to rear garden. Space and plumbing for washing machine.

First Floor Landing

Doors leading into other rooms and loft access. Possible extension into loft.

Bedroom One

11'1" x 14'5"

UPVC double glazed windows to front aspect, gas central heated radiator and fitted wardrobes.

Bedroom Two

13'5" x 8'6"

UPVC double glazed window to rear aspect and gas central heated radiator. Period decorative ceiling rose. Central heating boiler.

House Bathroom

Newly fitted white four piece suite comprising of a low level W/C with soft close mechanism. Hand wash basin mounted over vanity unit with chrome mixer tap. Paneled bath with central chrome mixer tap and handheld showerhead attachment. Walk in electric shower. Vinyl wood effect flooring, tiled walls and chrome wall mounted gas central heated towel rail. UPVC double glazed opaque window to side aspect. Storage cupboard.

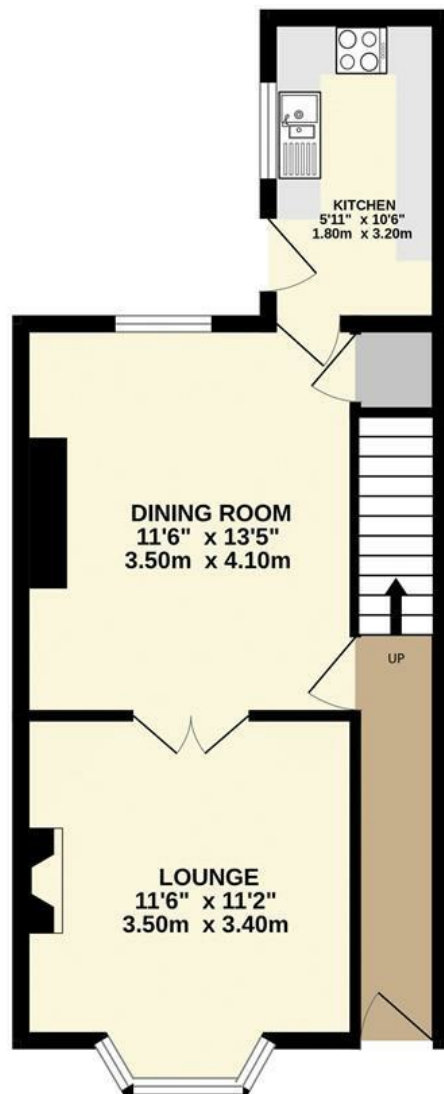
Outside

Front of the property has block paved walkway entered through a wrought iron gate leading to front door. Pebbled garden with bushes and shrubs to borders. Brick walling to boundaries. Rear courtyard style garden entered through double wrought iron gates. Comprising of a pebbled seating area, artificial lawn and a timber shed for storage. Outside tap and timber fencing to boundaries.

Property Particulars D1



GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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