

3 Bed

House - Detached

located in

Pontefract

£290,000







enfields

Holme Farm Way

Pontefract

WF8 3FB

DO NOT MISS THIS FAMILY HOME

Good sized lounge. Bright and spacious dining kitchen. Good sized bedrooms throughout. Modern bathroom and en-suite. Sunny positioned garden with seating area. Off street parking and detached garage. Close to local amenities and good schools. To view this property contact Pontefract Estate Agents, Enfields.

Enfields are delighted to offer for sale this three bedroom detached property situated within a popular residential area of Pontefract.

Well presented 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 sized lounge and modern open plan dining kitchen. To the first floor; master bedroom with modern en-suite, two other good sized bedrooms and a modern house bathroom.

The property further benefits from having a sunny positioned and well maintained garden to the rear which includes a seating area that is ideal for outside entertaining. Multiple off-street parking is provided by means of a driveway and detached garage. To fully appreciate what the property has to offer an internal viewing is highly recommended. Leasehold: 985 Years Remaining: Energy Performance Rating C: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

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Entrance Hallway
Enter through door to front aspect with double glazed opaque window panel. Wood effect flooring throughout and gas central heated radiator. Stairs leading to first floor landing and useful understairs storage cupboard. Doors leading into other rooms.

Downstairs W/C
Two piece suite comprising of a low level W/C. Pedestal handwash basin with chrome mixer tap and tiled splashback. Tiled flooring and gas central heated radiator. UPVC double glazed opaque window to rear aspect.

Dining Kitchen
18'4" x 9'6"
Matching high and low level storage units with laminate roll edged wood effect work surfaces and matching splashbacks. Inset stainless steel one and a half sink with draining board and chrome mixer tap. Integrated four ring gas hob with extractor fan hood and oven/grill beneath. Integrated dishwasher and full size fridge freezer. Tiled flooring, gas central heated radiator and recess spotlights. UPVC double glazed windows to front and side aspect.

Lounge
18'4" x 10'2"
Gas central heated radiators. Feature electric fireplace with an Adams style surround and a marble back and hearth. UPVC double glazed window to front aspect and UPVC double glazed French doors leading to side garden.

First Floor Landing
Gas central heated radiator and UPVC double glazed window to rear aspect. Doors leading into other rooms, airing cupboard and loft access.







Bedroom One
18'4" x 10'6"
Gas central heated radiator. UPVC double glazed windows to front and side aspects. Built in wardrobes with sliding doors. Door through to En-Suite.

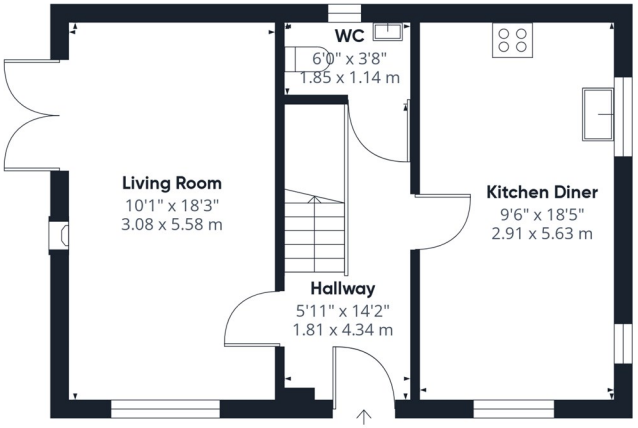
En-Suite Shower Room
Three piece suite comprising of a low level W/C. Pedestal handwash basin with chrome mixer tap and a walk in mains fed thermostatic controlled shower. Tiled flooring and walls. Gas central heated radiator and recess spotlights. UPVC double glazed opaque window to front aspect.

Bedroom Two
10'6" x 9'6"
Gas central heated radiator. UPVC double glazed windows to front and side aspects.

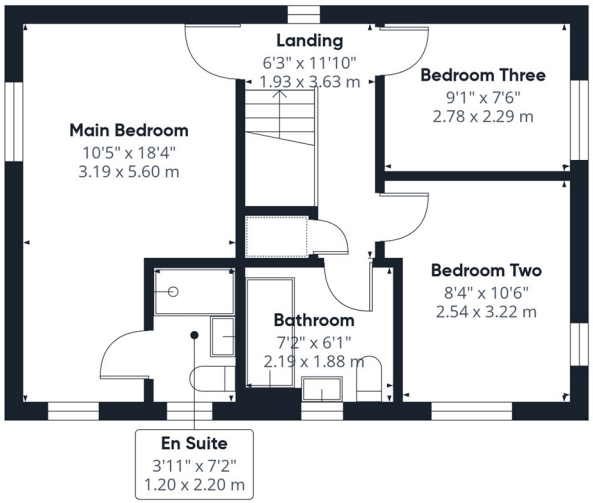
Bedroom Three
7'7" x 9'2"
Gas central heated radiator. UPVC double glazed windows to side aspect.

House Bathroom
6'3" x 7'3"
Three piece suite comprising of a low level W/C. Pedestal handwash basin with chrome mixer tap. Panelled bath with chrome mixer tap. Tiled flooring and walls to splash prone areas. Gas central heated radiator and recess spotlights. UPVC double glazed opaque window to front aspect.

Outside
Front of the property has a stone walkway leading to front door with a covered porch. Garden area, which is mainly laid to lawn, stretching round to the side of property. Decorative pebbles to borders. Side garden has a stone patio area leading to a garden laid with artificial lawn and a raised decking area with a timber pergola. Brick walling and timber fencing to boundaries. Garden accessed via a timber side gate. Off set driveway providing multiple off street vehicle parking leading to a detached garage with an up and over door.



Floor 0





Floor 1

Approximate total area(1)

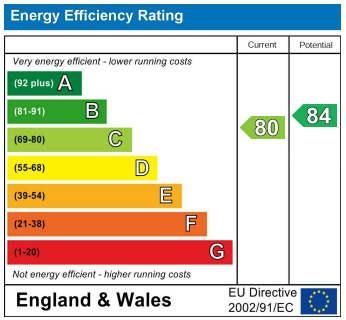
915 ft²

85 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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