



4 Bed
House - Semi-
Detached
located in
Pontefract
Asking Price £250,000



enfields

Eastfield Drive
Pontefract
WF8 2EZ



4



1



2



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Entrance Porch

Enter through composite door with double glazed opaque window panels to front aspect. Laminate wood effect flooring, recess spotlights and UPVC double glazed opaque window. Composite door leading to inner hallway.

Lounge

12'10" x 10'6"

Feature gas fireplace with Adams style surround. UPVC double glazed window to front aspect. Gas central heated radiator and stairs leading to first floor landing. Door leading through to dining room.

Dining Room

8'10" x 15'1"

Gas central heated radiator, vinyl wood effect flooring and useful large storage cupboard.

Breakfast Kitchen

9'6" x 16'1"

Matching high and low level storage units with laminate roll edged granite effect work surfaces and matching splashbacks. Inset stainless steel sink and draining board with chrome mixer tap. Integrated six ring gas hob with oven/grill beneath and extractor fan over. Integrated dishwasher and full size fridge freezer. UPVC double glazed windows to rear aspect. Serving window through to dining area. Door through to rear entrance. Space and plumbing for washing machine.

Rear Entrance Hall

Enter through composite door with double glazed window panel to rear aspect. Vinyl wood effect flooring. Space for tumble dryer, recess spotlights and door down to downstairs W/C. Door to attached garage.

Downstairs W/C

Two piece suite comprising of a low level W/C and a pedestal handwash basin with chrome mixer tap and tiled splashback. Vinyl wood effect flooring. Recess spotlights and UPVC double glazed opaque window to rear aspect. Wall mounted chrome gas central heated towel rail.

First Floor Landing

Gas central heated radiator, doors leading into other rooms and loft access. Useful storage cupboard.

Bedroom One

11'6" x 10'6"

Gas central heated radiator and UPVC double glazed window to front aspect. Built in wardrobes and storage.

Bedroom Two

12'10" x 6'7"

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

Bedroom Three

10'6" x 9'2"

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



Bedroom Four

7'7" x 6'11"

Gas central heated radiator and UPVC double glazed window to front aspect. Recess spotlights and built in wardrobes.

House Bathroom

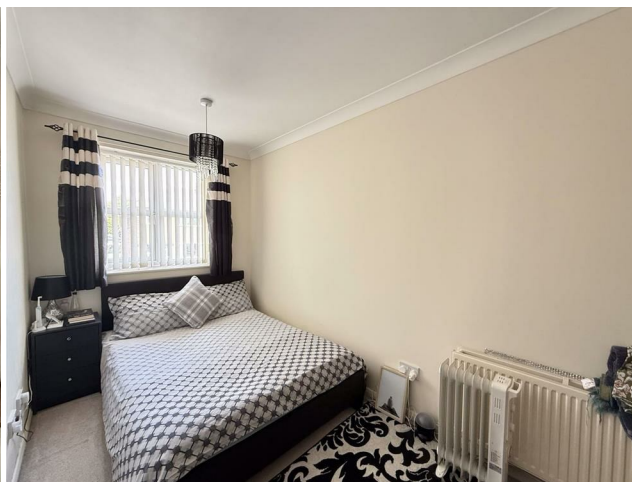
5'7" x 15'2"

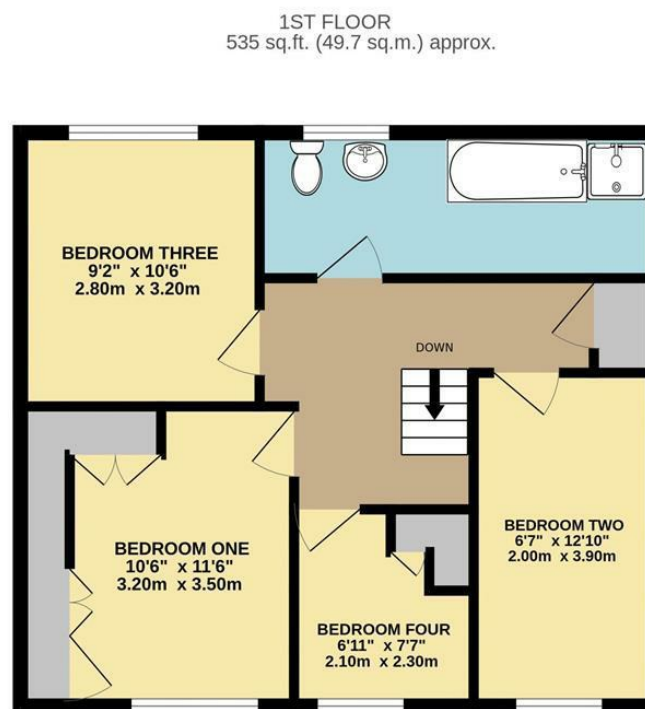
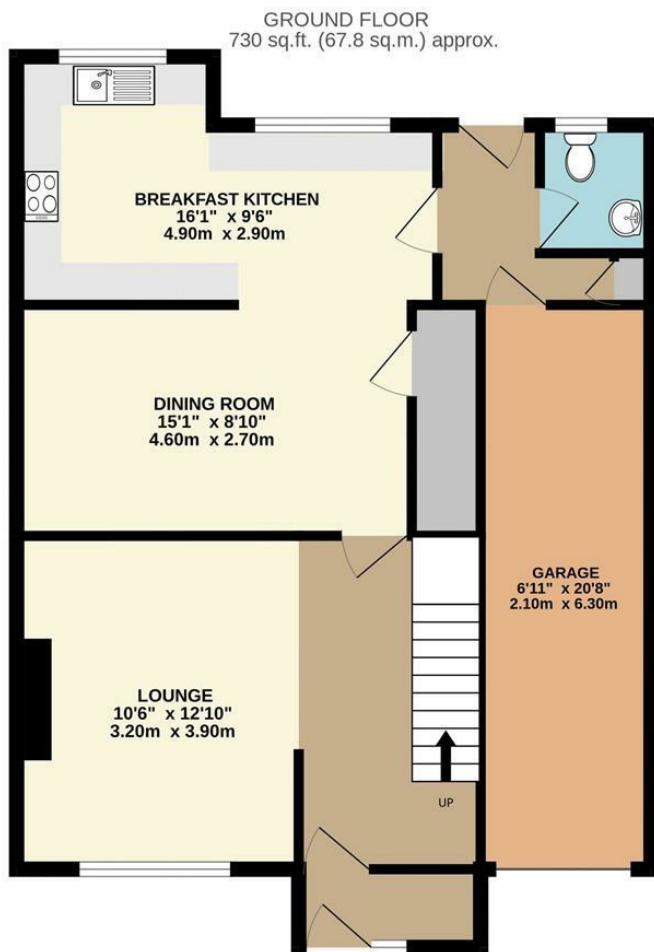
Four piece suite comprising of a low level W/C, pedestal handwash basin with chrome taps and tiled splash back. Pannelled bath with central chrome mixer tap and handheld showerhead attachment over. Walk in mains fed thermostatic controlled shower with tiled walls. Vinyl tiled effect flooring and gas central heated towel rail. Gas central heated radiator. Recess spotlights and UPVC double glazed opaque window to rear aspect.

Outside

Front of the property provides multiple off street vehicle parking by means of a tarmacked double driveway. Brick walling and timber fencing to boundaries. Access to attached garage. Garage with an up and over door with power and lighting. Rear garden has a stone patio area (Ideal for seating) Leading to a garden which is mainly laid to lawn with bushes and shrubs to border. Stone walkway leading to a raised pebbled area with a feature pond with well-maintained greenery. Timber large work shed with power and lighting.

Property Particulars D1





TOTAL FLOOR AREA : 1265 sq.ft. (117.6 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		
(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	65	80
	EU Directive 2002/91/EC	

CONTACT

30 Newgate
Pontefract
WF8 1DB

E: sales-pontefract@enfields.co.uk
T: 01977 233124

enfields