3 Bed

House - Link Detached

located in

Pontefract

£240,000

enfields

Ashworth Road
Pontefract
WF8 2UL

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Lead In
A versatile three-bedroom link-detached home, situated in the highly sought-after New Hall Road area of Pontefract.

This well-positioned property offers excellent accommodation and represents a fantastic opportunity for a wide range of buyers, particularly those looking for a detached-style home in a popular residential location at an attractive price point.

To the ground floor, the property comprises: a welcoming lounge, together with a kitchen/diner to the rear, providing a practical space for everyday family living. The kitchen/diner enjoys access to the enclosed rear garden, which has been landscaped to create an extremely low-maintenance outdoor space.

A particular benefit is the attached garage, which is accessed via the rear garden. The garage is a generous size and is currently being utilised by the owner as a workshop, but could offer excellent versatility for storage, hobbies or a range of other uses.

To the first floor are three bedrooms, comprising two good-sized double bedrooms and a single bedroom. The main bedroom benefits from its own en-suite, while all three bedrooms are complete with fitted wardrobes. There is also a modern three-piece family bathroom and access to a loft providing additional storage.

Externally, the property benefits from a double driveway to the front, providing valuable off-road parking.

The location is a major attraction, with properties within this area of Pontefract being highly sought after. There are lovely walks nearby, excellent primary schools within easy reach and Pontefract Monkhill railway station and Pontefract town centre are both a short distance away, providing superb commuter connections. The motorway network is also readily accessible.

Offering versatile accommodation, excellent parking and a low-maintenance garden, this property would make an ideal home for first-time buyers, downsizers or anyone looking to secure a detached-style residence within one of Pontefract’s most desirable areas.

An early viewing is highly recommended to appreciate the accommodation, location and excellent value this property provides.

Hallway
5'1" x 4'6"
Access to the living room, kitchen and the stairs leading to the first floor. Tiled effect flooring. Central heated radiator.

Living Room
15'8" x 10'4"
Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Kitchen Diner
11'7" x 13'5"
A range of high and low level kitchen units with fitted extractor hood, space for a range style cooker and space for a fridge/freezer. Plumbing for washing machine. Sink with drainer and chrome tap. Patio doors leading to the rear garden. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

Landing
6'8" x 3'4"
Access to all three bedrooms and the house bathroom. Carpeted throughout.

Bedroom One
11'9" x 8'3"
Access to en suite. Fitted wardrobes. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

En Suite
5'2" x 4'11"
White suite comprising of wash hand basin with chrome taps. WC with low level flush. Shower cubicle with mains feed shower. Extractor fan. Partially tiled walls. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the front aspect.

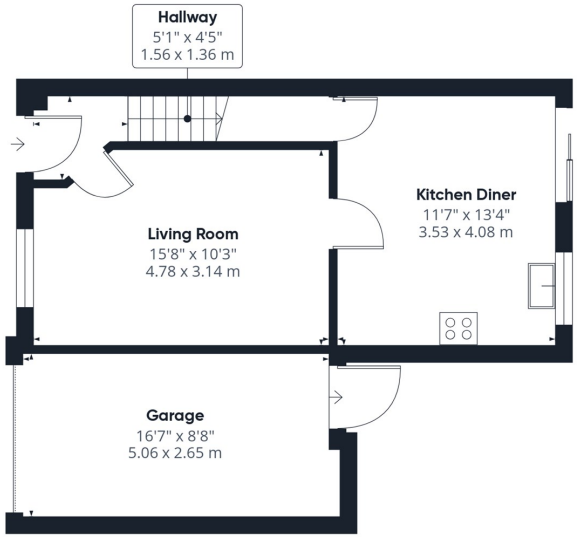
Bedroom Two
8'11" x 7'7"
Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Three
10'5" x 5'7"
Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

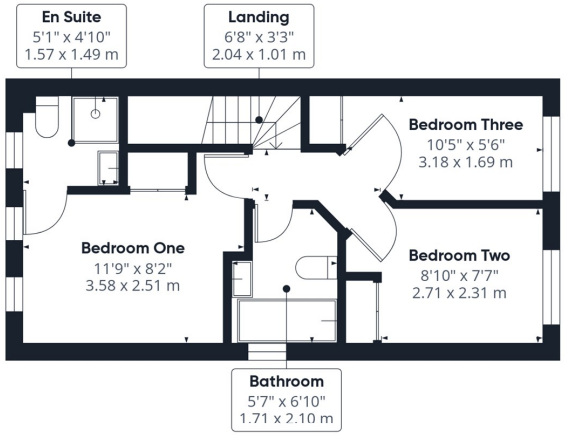
Bathroom
5'7" x 6'11"
White suite comprising of panel bath with chrome taps and shower attachment. Wash hand basin with chrome taps. WC with low level flush. Extractor fan. Part tiled walls. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the side aspect.

External
The property enjoys an attractive frontage with a generous paved driveway providing ample off-road parking. The home presents a smart combination of brick and rendered elevations, with a covered entrance leading to the front door. To the side is an attached single garage, providing secure parking or useful additional storage.

To the rear is a generous enclosed garden designed with low maintenance in mind, featuring extensive paved patio areas ideal for outdoor seating, dining and entertaining. Established planted borders and a variety of mature shrubs add character, while timber fencing provides a good degree of privacy. With access also available to the garage through a personel door.



Floor 0



Floor 1

Approximate total area(1)

839 ft²

78.1 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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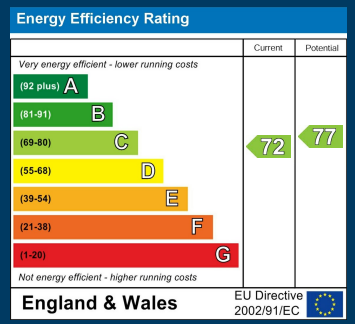

CONTACT

30 Newgate
Pontefract
WF8 1DB

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

enfields