



3 Bed  
House - Detached  
located in  
Pontefract

£270,000



**enfields**

Ashworth Road  
Pontefract  
WF8 2UJ

**\*\*NEW\*\*NO ONWARDE CHAIN\*\*IDEAL FAMILY HOME\*\*GARAGE AND DRIVEWAY  
PARKING\*\*ENCLOSED REAR GARDEN\*\***

#### Lead In

Situated within the highly desirable New Hall Road development in Pontefract is this beautifully presented modern three-bedroom detached family home, offering spacious accommodation throughout and finished to an excellent standard.

This attractive home would appeal to a wide range of buyers including families, professional couples and those looking for a property ready to move straight into. Well maintained throughout, the property benefits from modern fixtures and fittings alongside a stylish and contemporary finish.

The ground floor offers spacious living accommodation ideal for modern family life, alongside the added convenience of a downstairs WC. To the first floor are three well-proportioned bedrooms, with the main bedroom benefiting from its own ensuite bathroom, creating a fantastic private space.

Externally, the property enjoys a great-sized landscaped rear garden, perfect for entertaining, outdoor dining and enjoying the warmer months. A useful garage and driveway provide ample off-road parking.

The New Hall Road development remains extremely popular due to its strong community feel and convenient access to nearby train stations, motorway networks, local amenities and excellent primary and secondary schools.

Offered to the market with no onward chain, this lovely home must be viewed internally to fully appreciate the space, presentation and location on offer. Early viewing is highly recommended.

#### Hallway

5'1" x 6'4"

Access to WC and living room diner. Wood effect flooring. Central heated radiator.

#### WC

5'10" x 4'5"

WC with low level flush. Wash hand basin with chrome mixer tap. Partially tiled walls. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

#### Living Room / Diner

11'6" x 20'12"

Feature fire with hearth and surround. Double glazed patio doors to the rear. Wood effect flooring. Central heated radiator. UPVC double glazed window to the side elevation.

#### Kitchen

7'6" x 12'4"

Modern range of high and low level kitchen base units. Integrated oven with hob and extractor hood over. Option to reconnect plumbing for washing machine. Space for fridge/freezer. Wood effect flooring. Central heated radiator. UPVC double glazed door leading to the rear.

#### Garage

7'8" x 15'11"

Roller doors.

#### Landing

6'3" x 2'12"

Access to all three bedrooms and the house bathroom. Carpeted throughout.

#### Bedroom One

14'2" x 4'5"

Built in wardrobes. Access to en suite. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front elevation.

#### En Suite

4'11" x 5'

White suite comprising of WC with low level flush. Shower cubicle with mains feed shower. Wash had basin with chrome tap. Extractor fan. Full height wall tiling. Tiled effect flooring. Chrome central heated radiator. UPVC double glazed window to the front aspect.

#### Bedroom Two

10'10" x 9'4"

Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

#### Bedroom Three

6'2" x 8'2"

Built in wardrobes. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

#### Bathroom

4'11" x 7'10"

White suite comprising of WC with low level flush. Panel bath with chrome taps, shower screen and mains feed shower. Wash hand basin with chrome mixer tap. Chrome central heated towel rail. Wood effect flooring. UPVC double glazed window to the side aspect.

#### Externally

To the front of the property is a generous low-maintenance garden finished with decorative stone chippings, alongside a spacious driveway providing off-street parking and access to the garage. The property benefits from attractive kerb appeal.

The enclosed rear garden has been thoughtfully landscaped to provide a family-friendly outdoor space, featuring a paved patio seating area ideal for entertaining, raised timber sleeper borders, and steps leading to a well-maintained lawn. Mature shrubs and fencing provide a good degree of privacy, creating an attractive and versatile garden space.

These particulars are prepared in good faith and in accordance with current consumer protection legislation, using information provided by the vendor. Whilst we take reasonable steps to ensure that the details are accurate and not misleading, we have not independently verified all information and cannot guarantee its completeness or accuracy. The particulars are intended as a general guide only and do not constitute part of an offer or contract. All descriptions, measurements, references to condition, services, tenure, planning matters, and other material information should be independently verified by prospective purchasers through inspection, survey, and appropriate professional enquiries.





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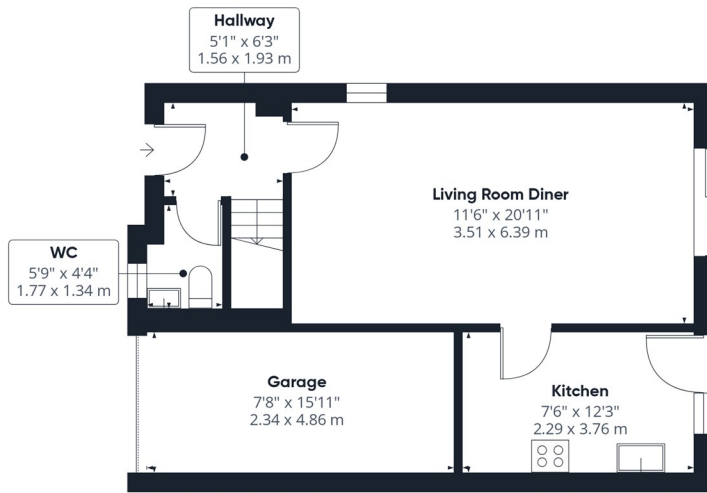
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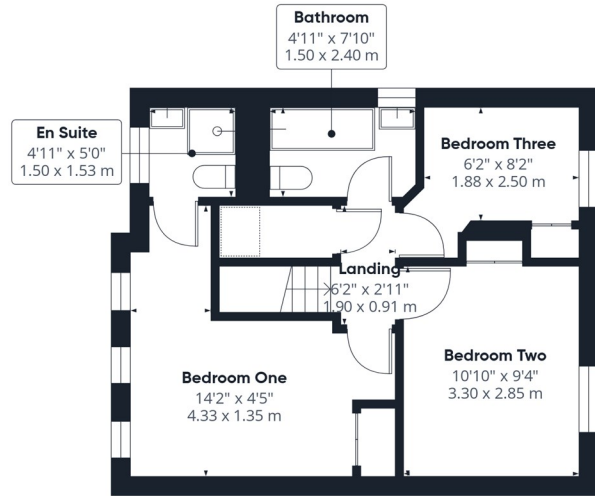
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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
 928 ft<sup>2</sup>  
 86.1 m<sup>2</sup>

(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.

GIRAFFE360

**CONTACT**

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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