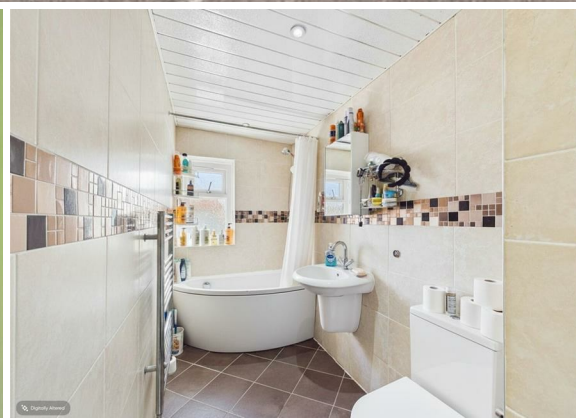




3 Bed
House - Semi-
Detached
located in
Pontefract
Offers In The Region Of
£150,000



enfields

Orchard Head Drive
Pontefract
WF8 2NQ

Lead In

Situated in the popular area of Nevison , this well-proportioned three-bedroom semi-detached home is offered to the market with no onward chain and is ideal for a wide range of buyers, including first-time purchasers and growing families.

The property is well regarded for its generous room sizes and outdoor space. To the ground floor, there is a spacious lounge, a modern kitchen diner perfect for everyday living and entertaining, along with a useful separate utility room. To the first floor, the property offers three good-sized bedrooms and a family bathroom.

Externally, the home benefits from a front garden which offers off-street parking, along with additional outdoor space to enjoy.

Properties in this location remain highly sought-after, with excellent schools nearby train stations and great motorway networks and with the added benefit of no onward chain, early viewing is strongly recommended to avoid disappointment.

Living Room

8'11" x 13'3"

Access to the kitchen diner and stairs leading to the first floor. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Kitchen Diner

10'2" x 21'4"

Access to the side entrance hall. Range of high and low level kitchen units. Integrated oven with hob. Option to reconnect plumbing for washing machine. One and half bowl sink with drainer and chrome mixer tap. UPVC double glazed French doors leading to the rear. Tiled & wood effect flooring. Central heated radiator. UPVC double glazed window to the side elevation.

Side Entrance Hall

8'11" x 7'10"

UPVC access door giving access to the rear.

Landing

2'9" x 6'4"

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

Bedroom One

10'8" x 13'2"

Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Two

8'10" x 12'6"

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

Bedroom Three

8' x 8'6"

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



3



1



1



C



Bathroom
11'3" x 4'7"

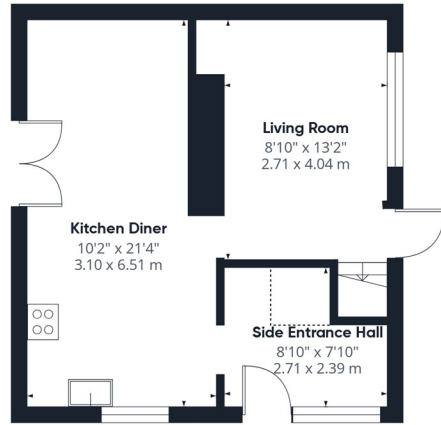
White suite comprising of panel bath with chrome tap and shower attachment. Wash hand basin with chrome mixer tap. WC with low level flush. Full height wall tiling. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the front aspect.

Externally

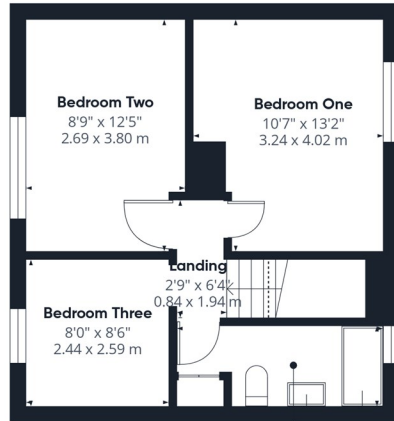
Generous frontage with a double-width gravel driveway providing off-road parking for two vehicles, enclosed by fencing and gated side access leading to the rear garden. The property enjoys a practical low-maintenance approach with pathway to the main entrance.

Good-sized enclosed rear garden mainly laid to lawn, offering excellent space for families, pets or outdoor entertaining. Patio area adjacent to the property with side pathway access and mature hedged boundaries providing a pleasant degree of privacy.





Floor 0



Floor 1



Approximate total area⁽¹⁾

771 ft²
71.6 m²

Reduced headroom

9 ft²
0.9 m²

(1) Excluding balconies and terraces

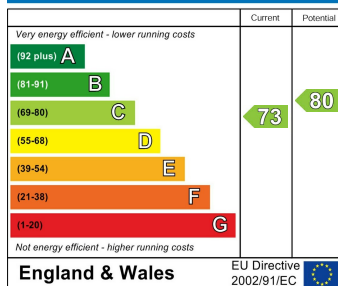
Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360

Energy Efficiency Rating



CONTACT

30 Newgate
Pontefract
WF8 1DB

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

enfields