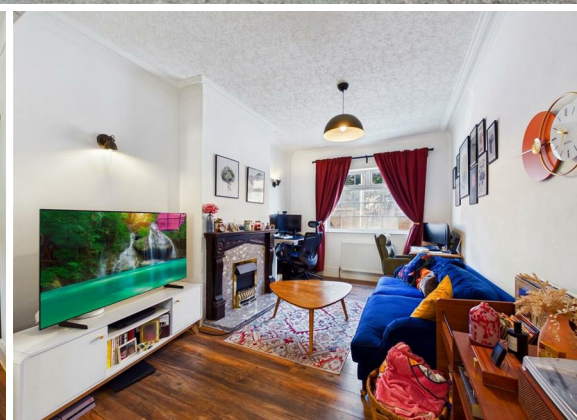




3 Bed
House - End Terrace
located in
Pontefract

£180,000



enfields

Spink Lane
Pontefract
WF8 1EG

Lead In

A sizeable three-bedroom end-terraced home with a unique setting, situated within what would have once formed part of the grounds of Pontefract Castle, enjoying an attractive outlook towards the historic castle walls to the rear.

The property retains a wealth of character features throughout and offers spacious accommodation comprising a welcoming lounge, dining kitchen with central island, ground floor shower room with plumbing for a washing machine, three good-sized bedrooms and a house bathroom. There is also the added benefit of a cellar, providing useful additional storage space.

Externally, the property has a rear garden which looks out to the castle walls, making this an appealing home for a range of buyers seeking character, space and a convenient location.

Ideally positioned within walking distance of Pontefract town centre, as well as Monkhill railway station and Pontefract bus station, the property is particularly well placed for commuters. There is also easy access to the local motorway network, providing excellent links to surrounding towns and cities.

Owing to the generous size of accommodation on offer and its excellent location, this property would suit a wide range of buyers and is certainly worthy of an early viewing.

Entrance Hall

14'11" x 6'11"

Access to the kitchen diner and stairs leading to the first floor. Wood effect flooring. Central heated radiator.

Living Room

14'7" x 10'5"

Feature electric fire with hearth and surround. Open plan to the kitchen diner. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Kitchen Diner

14'9" x 14'1"

Access to the shower room, cellar. A modern range of high and low level kitchen units with a kitchen island. Integrated appliances including extractor hood, fridge freezer and dishwasher. Bowl sink with mixer tap. Good sized storage cupboard. UPVC double glazed French doors leading to the rear garden. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

Shower Room

7'8" x 7'8"

White suite comprising of WC with low level flush. Shower cubicle with mains feed shower. Wash hand basin with mixer tap. Plumbing for washing machine. Tiled flooring. Chrome central heated towel rail. UPVC double glazed windows to the rear elevations.

Landing

10' x 6'7"

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



3



2



1



D



Bedroom One

14'9" x 10'8"

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

Bedroom Two

14'12" x 10'3"

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

Bedroom Three

11'3" x 7'

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

Bathroom

7'12" x 6'5"

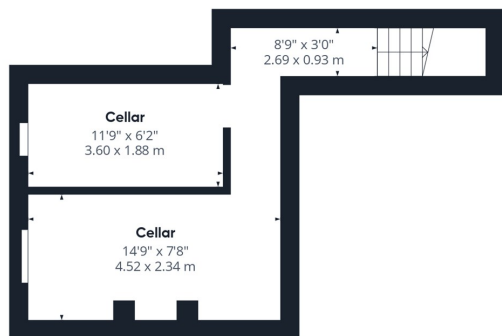
White suite comprising of wash hand basin with chrome mixer tap. WC with low level flush. Panel bath with chrome taps, shower screen and mains feed shower. Extractor fan. Built in storage cupboards. Partly tiled walls. Tiled effect flooring. Central heated towel rail. UPVC double glazed frosted window to the rear aspect.

External

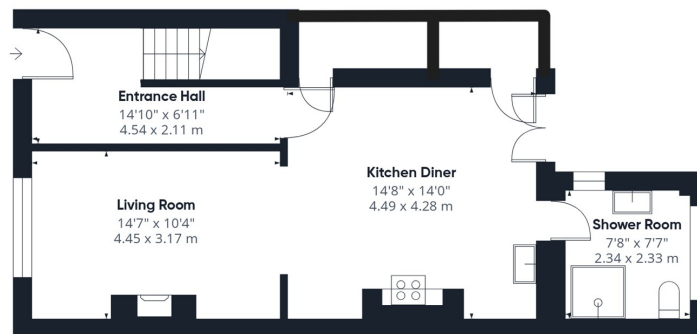
To the front, the property presents an attractive traditional red-brick end-terraced façade.

To the rear is an enclosed, low-maintenance garden, predominantly laid with artificial lawn and providing ample space for outdoor seating and entertaining. The garden is bordered by timber fencing and brick walls, with gravelled sections and gated access.

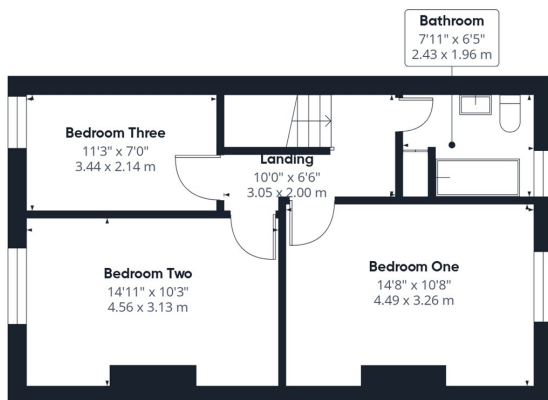




Floor -1



Floor 0



Floor 1



Approximate total area⁽¹⁾
1243 ft²
115.5 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.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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