



27 Bluebell Walk, Pontefract, West Yorkshire, WF84RY

Guide Price £350,000 - £360,000 | Detached Property | Four Bedrooms | No Onward Chain | Across Three Floors | Driveway Parking | Garage | Sought After South Pontefract Location | Ideal Family Home | Viewing Highly Recommended

- Detached Property
- Gas Central Heating
- Council Tax Band - E
- En-Suites To The Master Bedroom & Bedroom Two
- Four Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking & Garage
- EPC Rating - B
- Ideal Family Home

£350,000

Jigsaw Move are pleased to present this impressive detached house nestled in the charming area of Bluebell Walk, Pontefract. The property offers a perfect blend of comfort and modern living.

Upon entering, you are welcomed into a spacious lounge that invites natural light, creating a warm and inviting atmosphere. The open-plan kitchen diner is a highlight of the home, designed for both entertaining and everyday family life.

Spanning three floors, the property boasts four well-proportioned bedrooms, making it an ideal family home. The top floor is dedicated to the master bedroom, which features a private en-suite bathroom, providing a serene retreat for relaxation.

In addition to the master suite, the second bedroom also benefits from its own en-suite, ensuring convenience for family members or guests. With three bathrooms in total and a downstairs WC, the property ensures convenience for all family members and guests.

The property is complemented by a good-sized rear garden, which isn't overlooked and features both a lush lawn and a stylish decking area, ideal for outdoor gatherings or simply enjoying the fresh air. For those with vehicles, the property offers ample parking space for up to two vehicles and also has an electric charging port. The property includes a detached garage, ensuring that parking and storage is never a concern.

The property is situated within the popular location of Pontefract. Pontefract boasts a number of high street stores, independent shops, bars and restaurants as well as Glasshoughton Junction 32 Freeport all of which have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, local golf courses, parkland, lakes, woodland and open countryside. Pontefract is also an ideal location for commuters due to its access links to all major networks for the M62, M1 and A1 motorways making it perfect for those travelling to Wakefield and Leeds.

This delightful home is situated in a peaceful neighbourhood, making it a wonderful place to settle down. With its generous living space, modern amenities, and attractive outdoor area, this property is sure to appeal to families and individuals alike. Don't miss the opportunity to make this lovely house your new home.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 15'11" x 10'9" (4.85m x 3.27m)

Kitchen/Diner 12'0" x 18'3" (3.66m x 5.57m)

WC 5'2" x 2'11" (1.58m x 0.88m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom Two 14'8" x 10'10" (4.46m x 3.30m)

En-suite Shower Room 7'3" x 4'1" (2.21m x 1.24m)

Bedroom Three 12'0" x 10'11" (3.66m x 3.32m)

Bedroom Four 12'0" x 7'3" (3.66m x 2.20m)

Bathroom 5'6" x 7'2" (1.68m x 2.19m)

SECOND FLOOR ACCOMMODATION

Landing

Master Bedroom 18'6" x 11'5" (5.64m x 3.49m)



En-suite Shower Room 7'1" x 6'7" (2.15m x 2.00m)

EXTERNAL

COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

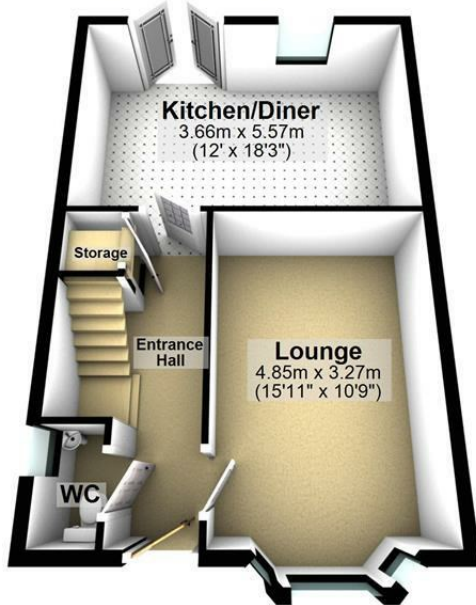
WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



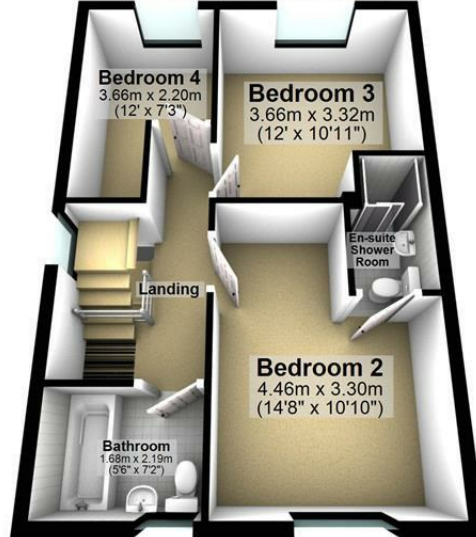
Ground Floor

Approx. 48.2 sq. metres (519.3 sq. feet)



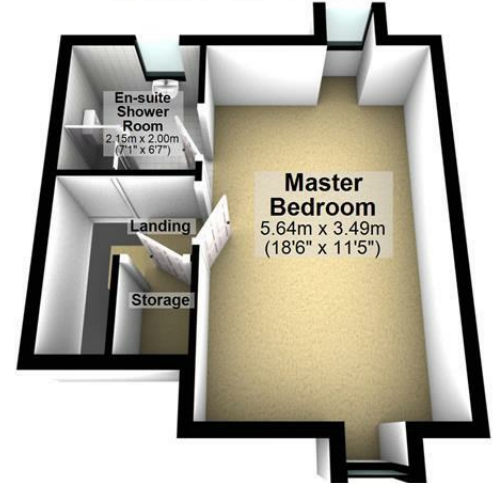
First Floor

Approx. 42.4 sq. metres (456.0 sq. feet)



Second Floor

Approx. 30.5 sq. metres (328.1 sq. feet)



Total area: approx. 121.1 sq. metres (1303.4 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		93	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



safeagent

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