



35 Lyon Road, Pontefract, WF8 3PJ

Semi-Detached Bungalow | Two Bedrooms | No Onward Chain | Driveway Parking | Close To Town Location | Viewing Highly Recommended

- Semi-Detached Bungalow
- Gas Central Heating
- Council Tax Band - A
- Viewing Highly Recommended
- Two Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking
- EPC Rating - C
- Close To Town Location

Asking Price £180,000

Jigsaw Move are pleased to present a semi-detached bungalow nestled on the charming on Lyon Road in Pontefract. The property offers a perfect blend of comfort and convenience. Spanning an inviting 699 square feet, the property features a spacious lounge that serves as the heart of the home, providing an ideal space for relaxation and entertaining.

With two well-proportioned bedrooms, this bungalow is perfect for small families, couples, or those seeking a peaceful retreat. The shower room is thoughtfully designed to cater to your everyday needs. The property boasts a rear garden, a lovely outdoor space where you can enjoy the fresh air and perhaps indulge in gardening or al fresco dining.

Parking is made easy with a driveway accommodating one vehicle, ensuring you have a dedicated space upon your return home. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new abode.

The property is situated within the popular location of Pontefract. Pontefract hosts a range of amenities including good schools, a buzzing high street with; shops, doctors, opticians, beauty parlours, super markets, restaurants. It is a short distance drive from Xscape in Castleford which is perfect for family entertainment, shopping and eating out. With its close proximity to the M62, Pontefract is ideal when commuting.

Situated in a popular town location, this bungalow is conveniently close to local amenities making it an excellent choice for those who value accessibility and community. Whether you are looking to downsize or seeking your first home, this property presents a wonderful opportunity to embrace a comfortable lifestyle in a sought-after area. Do not miss the chance to make this charming bungalow your own.

ACCOMMODATION

Entrance Hallway

Lounge 13'7" x 12'0" (4.13m x 3.66m)

Kitchen 11'1" x 8'11" (3.39m x 2.72m)

Bedroom One 13'7" x 8'4" (4.15m x 2.53m)

Bedroom Two 9'8" x 8'11" (2.94m x 2.72m)

Shower Room 6'1" x 8'11" (1.86m x 2.72m)

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

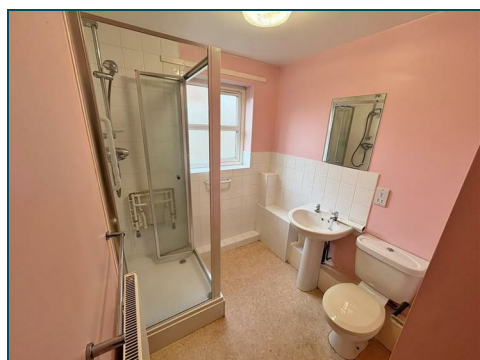
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in 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.

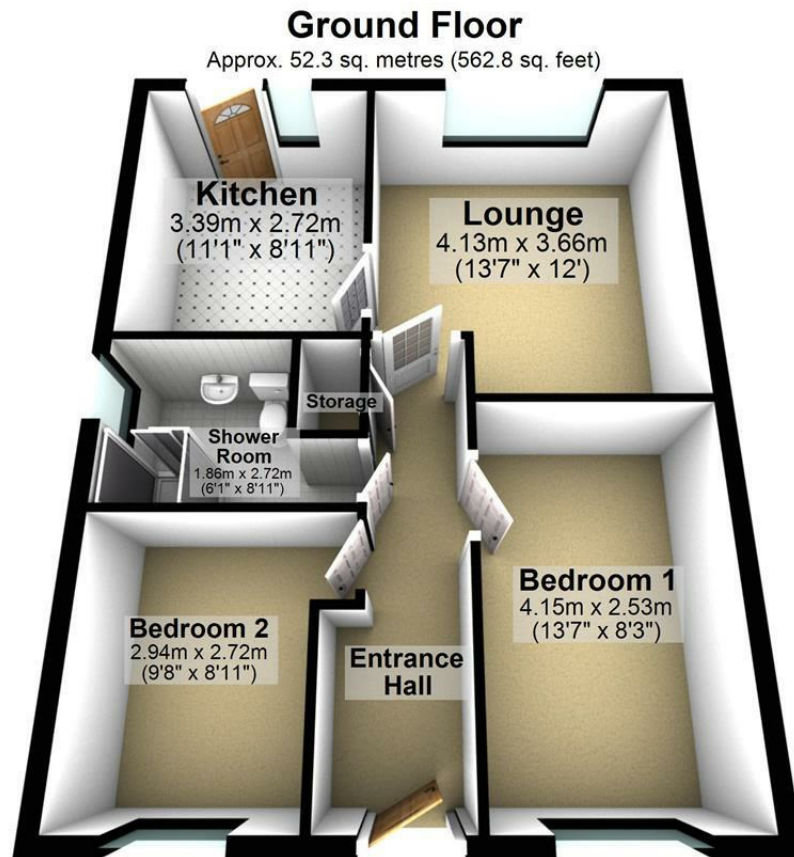
VIEWINGS

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.

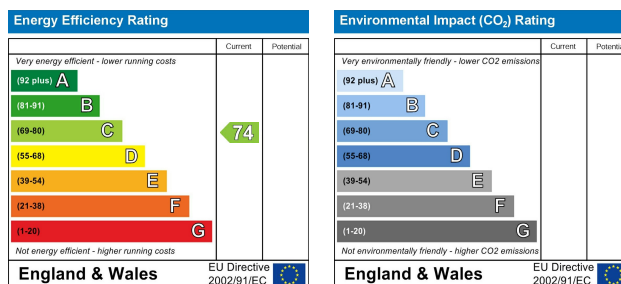
WINDOWS

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





Total area: approx. 52.3 sq. metres (562.8 sq. feet)



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