



THE OLD CHAPEL BACK LANE

PONTEFRACT, WF9 1AG

£550,000
FREEHOLD

This gorgeous character property enjoys a private setting and boasts a truly magical, south-facing garden.

MONROE

SELLERS OF THE FINEST HOMES

THE OLD CHAPEL BACK LANE

- Outstanding family Home • Three Bedrooms • Luxury Bathroom • Full Of Character • Beams throughout • Feature Windows • Solar Panels To The Garage • South Facing Garden • Single Detached Garage • Village Setting



Monroe is thrilled to present this truly unique home; The Old Chapel is ideally located on a quiet Cul de Sac. The property has been superbly upgraded recently and offers a private south-facing garden. This beautiful home is full of character and has feature windows throughout. This home offers 1377 Sqft.

The ground floor of this fantastic residence features an impressive entrance hallway and a sitting room with a feature fireplace. Additionally, it boasts a laundry room and downstairs WC.

This stunning home is full of character and charm, offering space for entertaining the family.

The open plan kitchen living diner is truly exceptional, featuring a bespoke kitchen complete with an Insert Rayburn and underfloor heating.

Upstairs, the property accommodates three bedrooms. The Primary has a feature multi stove and underfloor heating. There is also a fully tiled house bathroom which features a freestanding tub and separate shower.

Outside to the front and side of the property, there are beautifully maintained gardens whilst to the rear of the property there are further attractive gardens, a patio area, a drive providing off-street parking, a single garage with solar panels and a Myenergy Zappi EV car charger with a Give Energy Solar battery 9.5kw storage.

For more information about this remarkable home and to schedule a viewing, do not hesitate to contact Monroe.

ENVIRONS

Located in the sought-after conservation village of Badsworth and at the centre of this exclusive cul-de-sac. You are within easy reach of the M1/M62 motorways enabling convenient daily commuting to Leeds, York, Barnsley, Bradford and Sheffield. Early viewing is recommended to ensure you do not miss out on this rare opportunity.

REASONS TO BUY

- Detached Family Home
- Well Presented Throughout
- Three Bedrooms
- Private & South Facing Garden
- Village Setting
- Environmental friendly upgrades of Solar, EV Charger and Solar Battery
- Detached Garage
- Driveway and off road parking

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Wakefield Council

TENURE

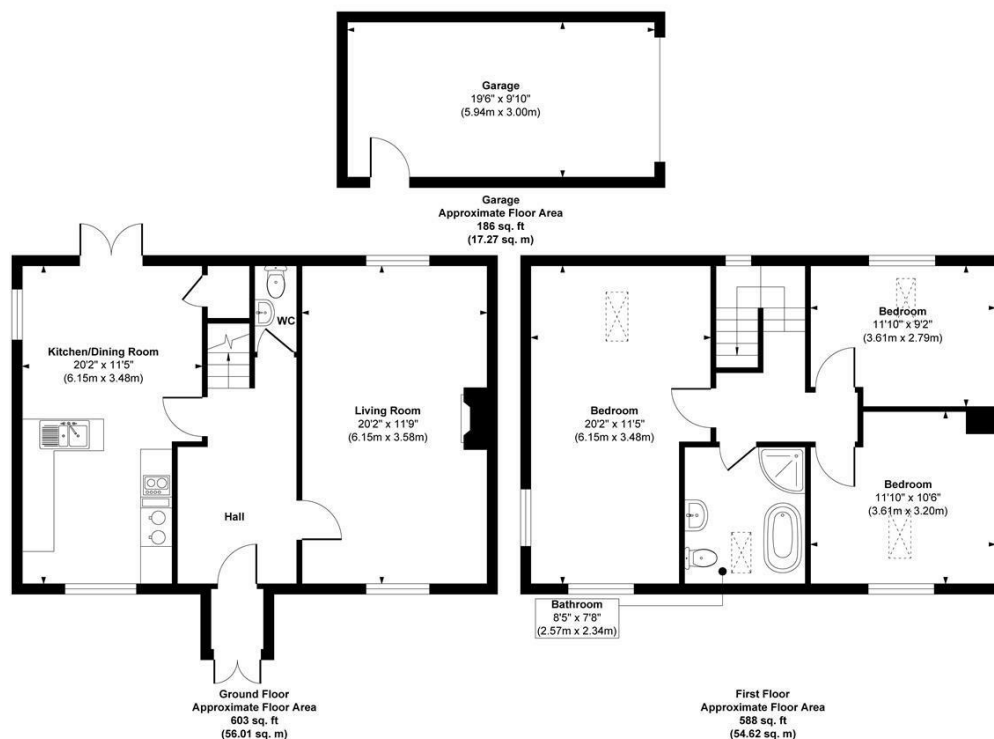
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

THE OLD CHAPEL BACK LANE





Approx. Gross Internal Floor Area 1377 sq. ft / 127.90 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Copyright © Zenith Creations.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Boston Spa Sales
181a, High Street Boston Spa
Wetherby
LS23 6AA

01937 534755
bostonspa@monroeestateagents.com
www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES