



Pontefract Road | | WF11 8RN

£400,000

Four bedroom detached dormer bungalow | Council Tax Band D | EPC Rating C

Emsleys | estate agents

***** STUNNING VERSATILE HOME. IMMACULATE THROUGHOUT. LARGE CORNER PLOT.*****

An immaculate detached dorma bungalow set on a large corner plot. This exquisite property boasts four bedrooms and three bathrooms, offering plenty of space for a family or for those who frequently entertain guests.

The home's generously proportioned interior is matched by its impressive exterior features. The property benefits from a double garage, providing ample space for vehicle storage or potential for a workshop. Furthermore, off-street parking is available, adding to the convenience.

In addition to the useful practical features, the property also offers a lovely garden, providing an ideal space for outdoor relaxation or al fresco dining.

Inside, the property includes a lounge/diner, perfect for welcoming guests or spending quality time with family. The kitchen, like the rest of the home, is presented in an impeccable state, and is sure to inspire culinary creativity. The property's location is another key selling point. Conveniently situated near public transport links, commuting or travelling is a breeze.

This property, with its unique features and superb condition, is a rare find. It delivers a perfect balance of comfort, practicality and accessibility. This is a prime opportunity for prospective buyers seeking a home that stands out from the crowd. Having gas central heating, air conditioning and PVCu double glazing.

Please contact our team for more information or to arrange a viewing. We look forward to helping you find your dream home.

Ground Floor

Hall

Entrance door with stairs to first floor, under stair storage cupboard, doors to rooms and downlighters to ceiling. Door to rooms.

Kitchen 4.09m x 3.12m (13'5" x 10'3")

Boasting a stunning range of wall and base units, complimentary worksurfaces, breakfast bar and splashback tiling. Integrated double oven and hob with extractor over, fridge, freezer, dishwasher and washing machine, side double glazed window and door to rear garden.

Lounge/Diner 7.37m x 3.84m (24'2" x 12'7")

PVCu double glazed window to front aspect, french doors to rear garden, fire place, timber flooring and air con unit.

WC

WC, wash hand basin, part tiled walls and radiator.

Bedroom 3.12m x 3.40m (10'3" x 11'2")

PVCu double glazed window to front aspect, air con unit and door to en-suite.

En-suite 3.15m x 1.30m (10'4" x 4'3")

Comprising a shower enclosure, WC and pedestal wash hand basin. PVCu double glazed window and tiled floor.

Bedroom 2.95m x 3.02m (9'8" x 9'11")

PVCu double glazed window to rear aspect and built in wardrobe.

First Floor

Landing

Doors to rooms and downlighters to ceiling.

Bedroom 5.49m x 4.04m (18'0" x 13'3")

PVCu double glazed window to front aspect, skylight to rear, fitted furniture, downlighters to ceiling, air con unit and door to en-suite.

En-suite 2.44m x 1.70m (8'0" x 5'7")

Comprising a shower enclosure, WC and pedestal wash hand basin. Skylight and tiled floor.

Bedroom 5.49m x 3.84m (18'0" x 12'7")

PVCu double glazed window to front aspect, downlighters to ceiling and air con unit.

Bathroom

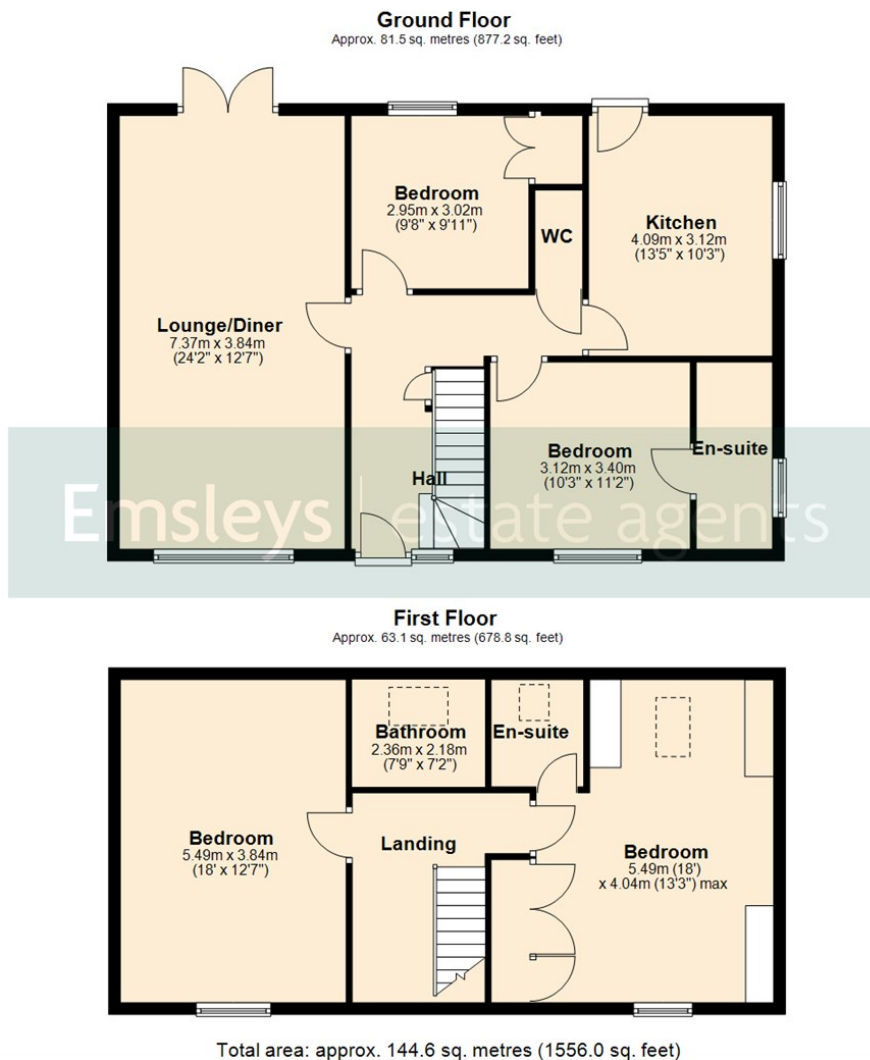
Skylight adding ample light to this beautiful suite comprising a free standing bath, panel wall with feature lighting, unit housed WC and vanity housed wash hand basin with touch control lit mirror over with matching panel backing.

Exterior

The property is located on a corner plot with well

presented gardens having lawns, patio, paths and pergola. There is a large double driveway leading to a double garage with remote controlled door, power, lights and rear personnel door.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

4 Wolsey Parade | Sherburn In Elmet | Leeds | LS25 6BQ
t: 01977 680088 www.emsleysestateagents.co.uk

Emsleys | estate agents