



## Sunnydale Bungalow Pontefract Road, Thorpe Audlin

£525,000

- Extensive Detached Bungalow
- Outbuildings
- Kitchen & Utility Room
- Set Within 3 Acres
- 2 Reception Rooms
- 2 Bathrooms
- 3 Paddocks
- 4 Bedrooms
- EER 54 (E)

An exciting opportunity to acquire this extensive detached bungalow with a range of outbuildings and garage, set within 3 acres.

Sunnydale Bungalow was believed to have been built around the 1930's and has been under the same ownership for over 60 years. In 1986, planning permission was granted for the extension works to the side elevation, almost mirroring what was the existing bungalow. The creation allowed for a further two bedrooms, secondary lounge, bathroom and kitchen facilities. The total floor area of the property now extends to almost 1,100 sq. ft.

The bungalow does require a comprehensive programme of renovation works yet is sure to be of interest to those looking for a similar opportunity and developers alike. The scope and potential is undoubtedly there, either by way of extending the existing footprint again, loft conversion or reconfiguring the internal arrangement, all subject to planning permission and building regulations approval.

The accommodation is entered through the original part of the bungalow via a front entrance door leading into a hall giving access to two bedrooms and house bathroom. Each bedroom benefits from a double glazed window. The kitchen is located to the rear of the property having a range of wall and base units to three sides, a door leads into the adjoining rear porch. There is a dining room which has been previously occupied as a second reception room.

The utility/second kitchen area acts as the hall between the original bungalow and the single storey extensions. The extension has created a further two bedrooms, spacious lounge and second house bathroom. In total there are four bedrooms, all benefitting from a double glazed window and central heating radiator. An internal porch was also created off the lounge adjoining the front elevation.

The more private grounds to the property include a front garden which is laid to lawn either side of a sweeping tarmac driveway to the garage, leading behind the bungalow to the outbuildings and paddocks. The garage is of breeze block construction with a power connection available and is accessed by a front up and over door. The garage is a good width with generous depth.

The property is set back from Pontefract Road and accessed by a private driveway into the grounds of the bungalow. The entirety of the land extends to 3 acres, predominantly made up of 3 separate paddocks with stock fenced boundaries and a range of former agricultural outbuildings.

Paddock 1 - measures 1.02 acres  
Paddock 2 - measures 0.71 acres  
Paddock 3 - measures 0.28 acres.

Positioned to the left of the bungalow is a lean-to timber framed outbuilding with sheet metal sides, two doors leading into the building and a concrete floor. In front are a range of former brick-built cow sheds with a former brick built piggery positioned to the right.

The outbuildings pose an exciting prospect by way of potential redevelopment subject to planning consent and conditions.

Agents note - the plan used within these particulars is not to scale and is used for identification purposes only. The sheep currently in situ in the paddocks will have vacated before completion.

Viewings -although the property is visible from Pontefract Road, internal viewings of the existing building, outbuildings and land are strictly via appointment through the selling Agent.

We understand that the property is not affected by any rights of way although is advisable you liaise with your legal representative before proceeding.

There is no doubt that this property offers a quite unique opportunity, set within 3 acres of land with a range of outbuildings and is sure to be of interest to those looking with equestrian and development interest. An early inspection is highly advisable. All viewings are strictly via appointment only.

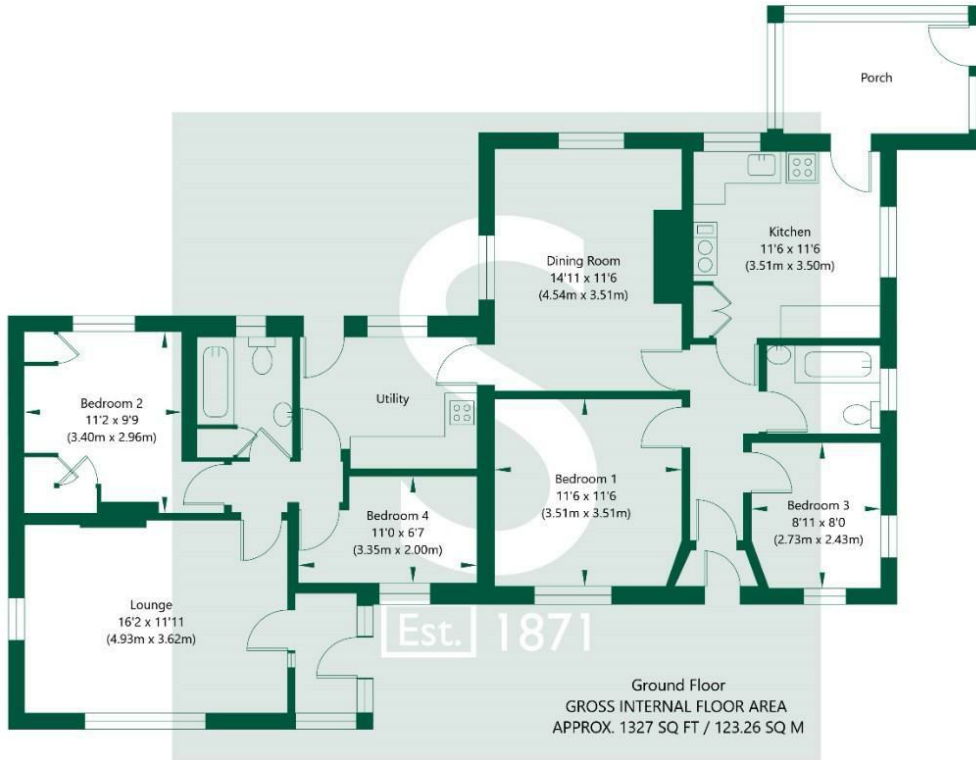
EER 54 (E)  
Tenure - Freehold  
Council Tax - Wakefield Council Band - F  
Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.







Pontefract Road, Thorpe Audlin, Pontefract, WF8 3EL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1327 SQ FT / 123.26 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
www.exposurepropertymarketing.com © 2023



**Stephensons**

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

N Lawrence

